



Garden House, Orchard Court, Chillenden, Kent

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Garden House Orchard Court, Chillenden, Kent CT3 1YA

A beautifully curated village house with refined and stylish interiors.

Adisham station 2.9 miles, Sandwich 5.5 miles, Deal 9.3 miles, Canterbury West station 10.4 miles (London St Pancras from 54 minutes)

Reception hall | Sitting room | Library/office
Kitchen/family/dining Area | Snug | Cloakroom
Pantry | Boot room | Principal bedroom with walk-in dressing room | 3 Further bedrooms
Family bathroom | Double Garage | EPC rating D

About 0.75 of an acre

The property

Garden House is a beautifully designed home where soft natural tones and textures serve to create an oasis of calm and impeccable style. The gentle stone coloured exterior gives way to a peaceful and thoughtfully conceived interior, where larch vaulted ceilings rise above raw lime plaster walls and rustic limestone floors. The use of natural materials grounds the house in simplicity but the result is sheer sophistication.

The house stands proudly atop Chillenden village in 0.75 of an acre, with a double garage and private garden.

The front door opens into the light and airy entrance hall where one is immediately aware of the calming and serene ambiance. A door leads into the relaxed sitting room with solid oak floors, sandstone fire surround with Stovax wood-burning stove, and a sunny window seat. An opening leads into the library - a pleasant nook to relax and unwind in with an open fire with French limestone ledge seat.

Pocket doors open into the remarkable kitchen/living/dining space divided into three sociable zones: a cosy seating area next to the open fire with custom-built Bath stone surround, a social dining area (both areas with larch vaulted ceilings), and a gently lit bespoke kitchen with a custom fumed solid oak island with drawers and topped with Calcutta Borghini marble, together with a breakfast bar, Devol brassware and hardware, and Neff appliances. Custom Accoya arched French doors provide access to the rear terrace.

An opening to the side of the kitchen leads to a useful pantry, a utility room, and a welcoming boot room with door to the side. There is also a bright snug with window seat and a cloakroom.

Limestone steps with custom railings rise to the first floor landing. The principal bedroom has a large dressing room with fitted cupboards and solid oak floors. There are three further double bedrooms and a family bathroom with Neptune washstand with marble top and free standing stone bath. The front bedrooms and landing have charming views over the medieval village and church.

Outside

A gravel driveway leads to the generous parking area with double garage ahead. The front garden is largely laid to lawn with a delightful fir tree.

The rear garden is light and open with a terrace and a beautiful Swedish birch tree, with mature boundaries proving high levels of privacy. There is a large area of lawn ideal for social gatherings and family enjoyment.

















Location

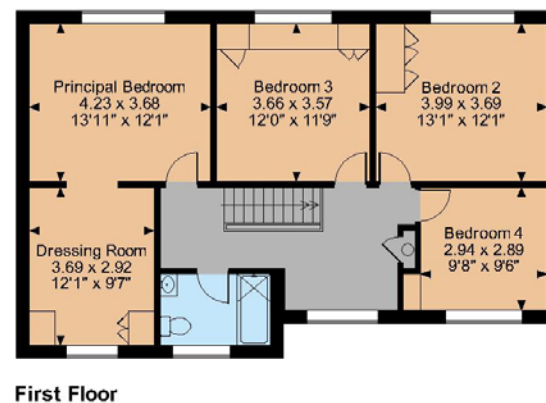
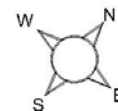
Chillenden is a picturesque village situated in the Kent countryside with its own church and well-regarded pub; other amenities, including the renowned Gibsons Farm shop, are found in nearby Wingham and Ash.

For a wider range of facilities Canterbury, Sandwich and the seaside town of Deal are within easy reach and all provide opportunities for sporting activities as well. The nearby green expanses of the Kent Downs Area of Outstanding Natural Beauty provide opportunities for outdoor pursuits, including walking, cycling and horse riding.

The area is well served by the A2, providing swift access to Dover, Canterbury and the M2 for a fast route into London. The mainline station at Adisham, a short drive away, offers direct services to London Victoria. Canterbury West station offers fast and direct services to London St Pancras. There are several well regarded state and independent schools in the area.



Garden House, Orchard Court, Childdenden
House internal area 2,713 sq ft (252 sq m)
Garage internal area 271 sq ft (25 sq m)
Total internal area 2,984 sq ft (277 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From Canterbury: Leave on the A257 Sandwich road. Continue through the villages of Littlebourne and Bramling. On entering Wingham, pass the church on your left then take the first right hand turn on the B2046. Continue on this road before turning left into Crockshard Lane, follow signs to Childdenden. On reaching the village continue down the hill and turn right opposite Childdenden House into the drive of Orchard Court; bear right and Garden House will be found ahead.

General

Local Authority: Dover District Council

Services: Garden House has mains electricity water and drainage; oil-fired central heating.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,250,000

Canterbury

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