





Cherrydale


Orchard Court, Chillenden, Kent


A spacious four-bedroom family home in an idyllic rural village, surrounded by rolling Kent countryside


Cherrydale is situated in the delightful village of Chillenden in a peaceful and private position backing onto undulating Kent countryside. The property offers flexible, airy accommodation with plenty of natural light throughout, while the location is convenient for historic Canterbury and the delightful coastline of Sandwich Bay.


**4 RECEPTION ROOMS**


**4 BEDROOMS**


**2 BATHROOMS CLOAKROOM**


**GARAGE/ DRIVEWAY**

**0.37 OF AN ACRE**

**FREEHOLD**

**RURAL/ VILLAGE**

**2,050 SQ FT**

**GUIDE PRICE £750,000**



The property

Cherrydale features well-presented accommodation with a comfortable, flexible layout and a sunny south-facing gardens.

There are four well-presented ground-floor reception rooms, including the generous sitting room, which has a bay window to the front, a feature fireplace, double doors to the conservatory and an open archway connecting to the dining room in a semi open-plan layout. The dining room offers space for family meals or entertaining guests, while the sunny conservatory features a glass roof with blinds, panoramic windows offering views across the gardens, and French doors opening onto a south-facing patio. There is a useful study for private home working.

The well-equipped kitchen/breakfast room is fitted with wooden units to base and wall level and features integrated appliances, including a double oven and an induction hob with an extractor hood. There is also ample space for a breakfast table.

The useful adjoining utility room provides additional storage and space for home appliances.

On the first floor there are four well-presented double bedrooms, one of which has been used as an additional study. The remaining three bedrooms are all situated across the back of the house, taking advantage of the sunny south-facing aspect, including the principal bedroom with its fitted wardrobes, dressing area and en suite shower room. The accommodation at this level is completed by the family bathroom.







Outside

The property is situated on a small and peaceful cul-de-sac, with its gravel driveway at the front leading past the gardens and to a spacious parking area in front of the house. There is also an integrated double garage for further parking or home storage, which could be converted into additional accommodation if required, subject to the necessary consents.

The front gardens have an area of lawn and mature borders of hedgerows, trees and various flowering perennials.

The main gardens are located to the rear and benefit from a south-facing aspect, welcoming plenty of sunlight throughout the day. They include patio and timber decking across the back of the house for al fresco dining, with an area of lawn beyond, bordered by various established shrubs and flowering perennials, with mature trees beyond for a sense of peace and privacy.

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 National Landscape Area 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 is good access to the Continent via Eurotunnel and the Port of Dover.



Distances

- Aylesham 2.6 miles
- Sandwich 5.2 miles
- Deal 8.5 miles
- Canterbury 8.5 miles
- Dover 12 miles

Nearby Stations

- Canterbury West
- Aylesham
- Snowdown
- Adisham
- Shepherd's Well
- Sandwich

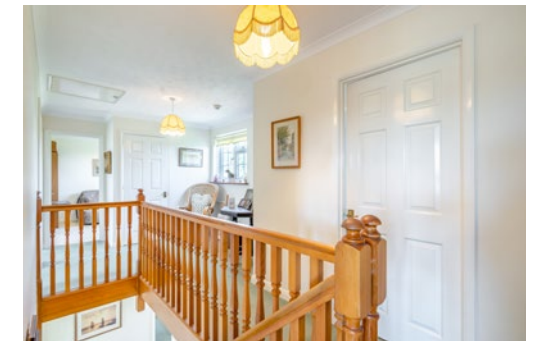
Key Locations

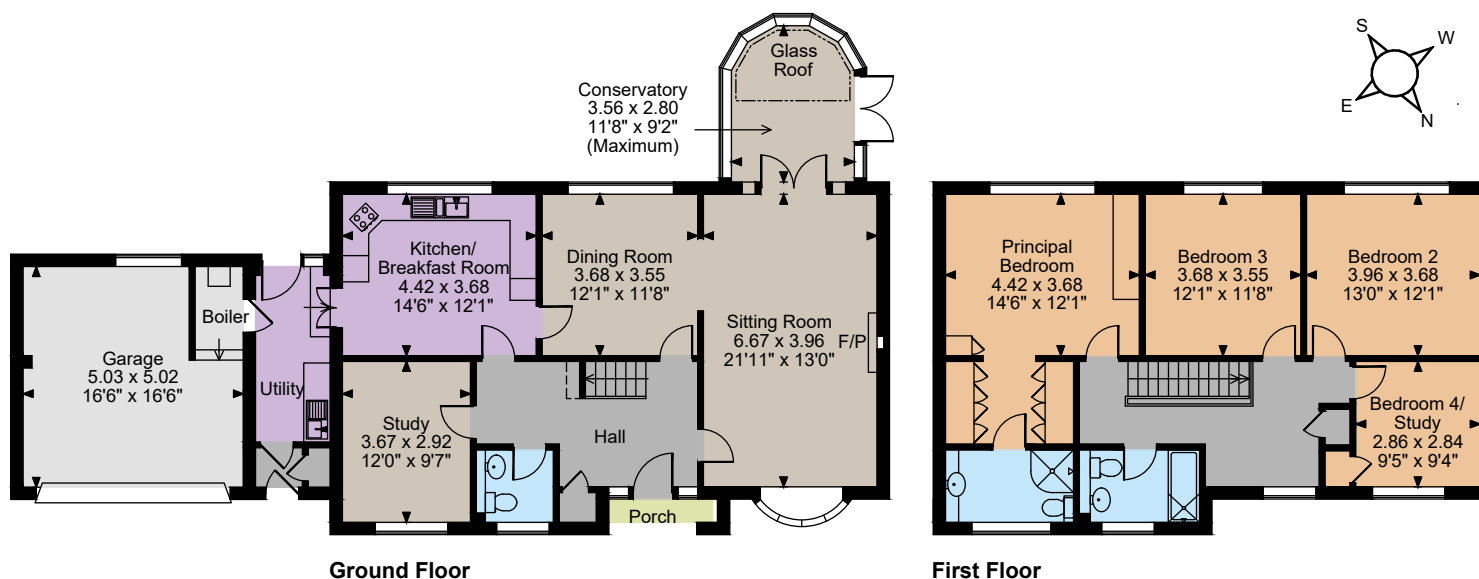
- Goodnestone Park Gardens
- Royal St George's Golf Club
- Sandwich Bay
- Canterbury (historic cathedral city)

- Dover Castle
- The White Cliffs of Dover
- Deal (seaside town)
- Pegwell Bay Country Park

Nearby Schools

- Goodnestone CofE Primary School
- St Joseph's Catholic Primary School
- Eythorne Elvington Community Primary School
- Adisham CofE Primary School
- Northbourne Park School
- Various local village schools
- Beech Grove School
- Northbourne Park School
- Sir Roger Manwoods School
- The King's School, Canterbury
- Kent College
- St Edmund's School
- Simon Langton Grammar Schools





The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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Floorplans

Main house internal area 2,050 sq ft (190 sq m)
 Garage internal area 272 sq ft (25 sq m)
 Total internal area 2,322 sq ft (216 sq m)
 For identification purposes only.

Directions

CT3 1YA

what3words: ///clever.resaping.adding - brings you to the driveway

General

Local Authority: Dover District Council

Services: Mains electricity, water and drainage; oil-fired central heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

Planning: Prospective purchasers should make their own enquiries of Dover District Council

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

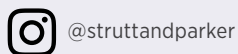
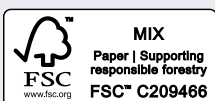
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Canterbury

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