



The Deanery and Deanery Cottage, Chartham, Kent



# The Deanery & Deanery Cottage

## Parish Road, Chartham, Kent CT4 7JU

An important Grade II\* listed house with fascinating ecclesiastical history, set in partly walled and moated gardens, with a detached cottage. Available as a whole or in 2 Lots

M2 (Junction 7) 2.7 miles, Canterbury 3.25 miles  
Ashford International station 11.6 miles (London  
St Pancras from 36 minutes)

**Lot 1 – The Deanery:** Great hall | Drawing room  
2 Further panelled reception rooms | Farmhouse  
kitchen/breakfast room | Scullery/utility room  
Boot room | Cloakroom | Principal bedroom  
suite | 4 Further bedrooms | Family bathroom  
2 Store rooms | Orangery/greenhouse  
Outbuildings | Moat | Gardens | EPC rating D  
About 2.42 acres

**Lot 2 – Deanery Cottage:** Sitting room | Dining  
room/kitchen | Kitchen/utility/boot room  
Cloakroom | Principal bedroom with en suite  
bathroom | 2 Further bedrooms with “Jack and  
Jill” en suite bathroom | Tractor store/garage  
Garden | EPC rating E | About 0.22 of an acre

### Lot 1 - The Deanery

Grade II\* listed on account of its important history and interesting architecture, The Deanery is an exceptional and intriguing home. The property has strong ecclesiastical connections and was for many years the country residence of the Deans of Canterbury Cathedral.

The Georgian house seen today stems from a major restoration that took place in about 1738 and incorporates many features from the much earlier house on the site, including the walls of the Great Hall (built in 1303) and the crownposts from the roof of the solar (built in 1394). The house is approached over a gravel driveway that wraps around the converted brick barn and

arrives at the main entrance, which is framed by the elegant eighteenth century six pillared porch.

The former Great Hall is a magnificent reception hall and entertaining space and has a striking bifurcating staircase and period fireplace. There are three well-proportioned reception rooms, with oak flooring throughout and shutters to the windows. The farmhouse kitchen/breakfast room is well fitted, with modern equipment. Beyond are a scullery, a utility room, a boot room and a dog room which lead to the kitchen garden.

A second staircase is situated on the North side of the house, linking to the galleried landing overlooking the great hall. To the East of the house are three double bedrooms, all with sash windows, and a family bathroom. Within the West wing, the dual aspect principal suite is arranged across four rooms, one of which doubles as a fifth bedroom; the suite is currently arranged as a bedroom with doors to a west-facing balcony, a dressing room, principal bathroom and library, and a steam shower room.

### Outside

To the front of the house, lawns interspersed with mature specimen trees are divided by the gravel driveway, which continues past the house; a rear drive returns to Parish Road. The more formal gardens lie to the rear of the house and are enclosed by traditional brick walls and high fencing.

Past the main formal lawn is the moat, restored and lined about 12 years ago, with filtering and dams to control the water level. Beyond are two well planted parterres with a central statue which provide a focal point for the main views from the house. An avenue of trees leads to the ancient orchard found at the foot of the garden.

A large orangery is built against the wall and contains a mature vine. There are two external store rooms, which are used to store garden tools.







































## Lot 2 - Deanery Cottage

Deanery Cottage, formerly a brick barn, has recently been renovated and is presented to a high standard. Initially arranged as two cottages, these have been combined, and are currently used together but could be re-divided, subject to any necessary consents.

The ground floor has a kitchen/utility/boot room with a cloakroom to one end and a larger kitchen/dining room at the other, with a tractor store/garage lying between them.

Each of ground floor rooms has a staircase to the first floor, both leading to the extensive vaulted sitting room with original beams. The bedrooms are also found at this level. To one side there is an en-suite double bedroom with exposed beams, and on the other there are two further double bedrooms that share a Jack and Jill en-suite bathroom.

There is a small area of garden to the front.

## Location

The property is situated on the rural outskirts of the popular residential village of Chartham in an extremely accessible location. The village has a good selection of amenities including local shops, primary school, doctor's surgery, public house and railway station with frequent services to London and Ashford International. The M2/A2 is accessed to the north.

Canterbury, Ashford and Faversham together offer an array of widely regarded shops, leisure and recreational facilities, and the immediate area offers a good selection of schooling in both state and private sectors.



Lot 2



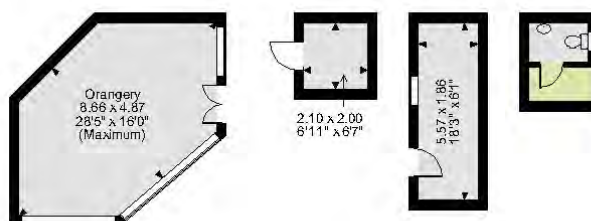
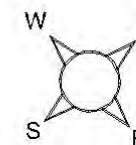
Lot 2



Lot 2



LOT 1 - The Deanery, Parish Road, Chartham  
 Main House internal area 6,474 sq ft (601 sq m)  
 Outbuildings internal area 537 sq ft (50 sq m)  
 Total internal area 7,011 sq ft (651 sq m)  
 For identification purposes only.



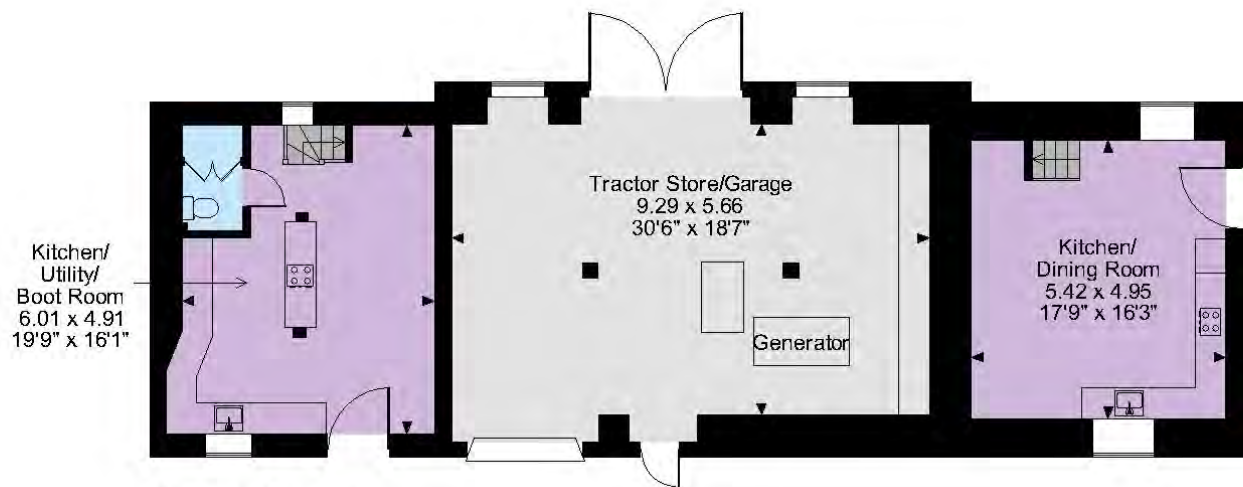
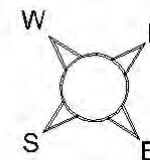
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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LOT 2 - Deanery Cottage, Parish Road, Chartham  
 Cottage internal area 1,903 sq ft (177 sq m)  
 Garage internal area 633 sq ft (59 sq m)  
 Total internal area 2,536 sq ft (236 sq m)  
 For identification purposes only.



**Ground Floor**



**First Floor**

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

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## Directions

From M2 (Junction 7): Take the exit towards Canterbury/Dover/Channel Tunnel. At Brenley Corner, take the 4th exit onto Boughton Bypass/A2. Continue to follow the A2 for 4.9 miles then take the exit towards Canterbury/Harbledown/A28. After 0.5 mile, take Faulkners Lane, Bigbury Road and Hatch Lane to Parish Road in Chartham. Continue for 0.2 mile, you will then see a bridge on your right. Take the turn under the bridge, continue past the farm and you will arrive at a wooden gate, the house will be straight ahead.

## General

**Local Authority:** Canterbury City Council

**Services:** Mains electricity, gas and water, private drainage (details of system to be confirmed) and gas central heating.

### Council Tax:

Lot 1 - The Deanery Band H

Lot 2 - Deanery Cottage Band B

**Planning:** Prospective purchasers should make their own enquiries of Canterbury City Council

### Guide Price:

Lot 1 - The Deanery £1,850,000

Lot 2 - Deanery Cottage £600,000

**Agent's Note:** Available as a whole or in 2 Lots.

Lot 2 will not be sold before Lot 1.

## Canterbury

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