



Park Gate, Elham, Kent

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Park Gate

Elham, Kent CT4 6NE

A charming and historic country house, with a cottage and outbuilding, paddocks and tennis court, all set in a glorious rural location

Ashford International 14.4 miles (London St Pancras from 36 minutes), M20 and Eurotunnel about 6.8 miles, A2 7.6 miles, Folkestone West 8.8 miles (London St Pancras from 53 minutes), Canterbury 10.8 miles

Park Gate: Reception hall | Drawing room | Sitting room | Dining room | Study | Garden room | Kitchen/breakfast room | Ground floor shower room | Cellar | Principal bedroom with dressing room and en suite bathroom | 5 Further bedrooms (1 en suite) | Family bathroom | 2 Attic rooms | EPC rating TBC

Eden Cottage: Sitting room | Conservatory | Kitchen | Cloakroom | Bedroom | Bathroom | EPC rating TBC

Garden | Pavilion | Summer house | Outbuilding: stables and garage | Tennis court | 2 Paddocks

About 5.8 acres

The property

Park Gate is a picturesque 15th century timber-framed house set in the glorious Elham Valley. As is often the case with these wonderful historic homes, the house has evolved over time. Today it provides super family accommodation which enjoys well-proportioned rooms and the large social spaces that are at the heart of family life whatever the century.

Grade II listed and dating to 1460, the house is full of fine period features, including magnificent beams and fireplaces. During World War II, Park Gate was the home of Anthony Eden, Secretary of State for War (prior to his time as Prime Minister), and where he was visited by Sir Winston Churchill. Gun emplacements which

remain in the gardens are a reminder of these historical connections.

The front door opens to the side of the central chimney stack which houses a fine inglenook with a wood-burning stove in the reception hall, a welcoming start to the house with rich floorboards, beams and exposed brick. Similarly, the drawing room has the corresponding inglenook fireplace, this time with an open fire. Timbers divide the room into two agreeable sitting areas. Views through leaded lights take in the gardens.

The dining room occupies a later addition, bringing with it high ceilings, large windows and a fireplace. The kitchen/breakfast room to the rear is an excellent size, and the study set off it would also work well as a playroom. There is a useful shower room and a corridor leads to a garden room with a quarry tile floor. Two doors open to the garden. The large cellar is used for wine storage.

The easy staircase with half-landing rises to a wide landing with wonderful, exposed timbers. The principal bedroom suite is situated at one end and is a bright room with an en suite bathroom and oak-panelled dressing room. There are five further bedrooms, one of which is en suite. The family bathroom is flexibly positioned so that it is Jack and Jill from bedroom 2.

The second floor provides two attic rooms, one currently used for table tennis, and a generous attic space to the rear of the house (not shown on plans) has great potential, subject to any necessary consents.

Eden Cottage

Understood to have been built for Anthony Eden's chauffeur, Eden Cottage is set away from the house and has a sitting room, conservatory, kitchen, cloakroom, bedroom and bathroom. The cottage provides excellent secondary accommodation for guests or a source of income as desired.













Outside

A splendid wisteria adorns the front of the house, which is set overlooking a level lawn with a thatched pavilion, flanked by column yews and rose gardens. The circular drive passes the front of the house and continues to the cottage and outbuildings, returning to the lane.

The delightful gardens provide interest around the house, planted with mature trees and shrubs, including rhododendrons, magnolias and clipped topiary. There is also a fishpond with ornamental waterfall. To the southwest of the house are two paddocks and, set in an elevated position at the top of the grounds with lovely views, an all-weather tennis court.

A substantial outbuilding currently provides garaging and stables.

Location

Park Gate is situated in the Elham Valley, deep in the heart of the North Downs within the Kent Downs AONB and on the edge of the Park Gate Down SSSI. Elham benefits from a good selection of day-to-day amenities including a local farm shop, public houses, a tearoom and restaurant together with two churches, a village hall, GP surgery and well-regarded primary school. Canterbury offers a wide range of independent retailers and major stores, together with excellent dining and cultural amenities including theatres and cinemas.

Communications links are excellent: Sandling station and Ashford International offer regular services to central London. The nearby M20 and A2 provide direct access to the motorway network. The area has good access to the Continent via Eurotunnel and the Port of Dover.

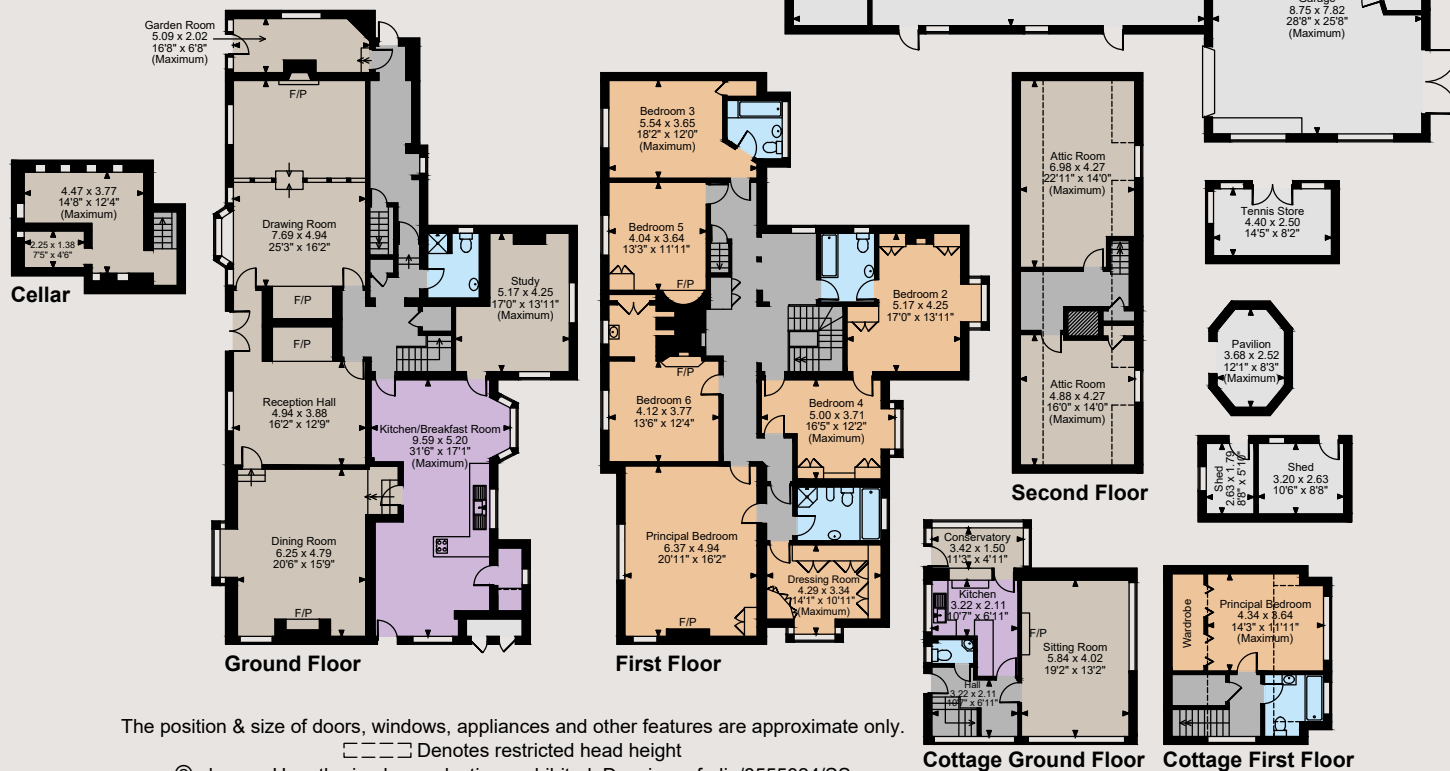
The area offers a good selection of state primary and secondary schooling including: The Harvey Grammar School and The Beacon Folkestone (both rated Ofsted Outstanding), together with an array of independent schools including Dover College, The King's School, St Edmund's School and Northbourne Park.



Eden Cottage



Park Gate Park Gate, Elham, Kent
Main House internal area 5,027 sq ft (467 sq m)
Garage internal area 737 sq ft (68 sq m)
Stable internal area 779 sq ft (72 sq m)
Eden Cottage internal area 697 sq ft (65 sq m)
Pavilion internal area 88 sq ft (8 sq m)
Shed internal area 146 sq ft (14 sq m)
Tennis Store internal area 118 sq ft (11 sq m)
For identification purposes only.



Directions

From central Canterbury: Leave on Wincheap following signs to Ashford on A28 and then join the A2 following signs to Dover. After 4.5 miles take the exit signposted Kingston, Barham and Bishopsbourne. Turn right at the first T-junction and then left at the next, following this road towards and through Barham. Continue towards Elham and about 4 miles beyond Barham turn right into Park Gate (Road). Park Gate will be found on the left after about 0.4 mile.

What3Words: ///flame.crypt.slipping

General

Local Authority: Folkestone & Hythe District Council

Services: Mains electricity and water. Compliant brick-built cesspit drainage. Oil heating.

Council Tax:

Park Gate - Band H

Eden Cottage - Band B

Planning: Prospective purchasers should make their own enquiries of Folkestone & Hythe District Council

Tenure: Freehold

Guide Price: £1,875,000

Canterbury

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