












1 Palace View

Pilgrims Way, Charing, Kent

An outstanding, contemporary property beautifully set on the edge of Charing village, with superb eco credentials

The property is a minimalist haven, with clean lines, thoughtful design, and spacious contemporary accommodation throughout. Built on an H-plan, the four bedrooms are to one side of the house and a fabulous open-plan kitchen dining and sitting area to the other side, enjoying far-reaching rural views.

 1 RECEPTION ROOMS	 4 BEDROOMS	 3 BATHROOMS
 DRIVEWAY/ GARAGE	 ABOUT 1.9 ACRES	 FREEHOLD
 RURAL/EDGE OF VILLAGE	 1,969 SQ FT	 GUIDE PRICE £1,300,000



The property

Set amongst a serene and picturesque rural landscape, 1 Palace View takes its name from the charming view toward The Archbishop’s Palace in Charing village. The property has been designed to take full advantage of the setting with large picture windows/sliding doors taking in the idyllic views, and with the use of natural materials such as larch cladding and zinc roofing. The accommodation is arranged across a single, light-filled floor with eco benefits including solar panels, battery storage, infrared heating, Mechanical Ventilation with Heat Recovery (MVHR), smart hot water tank and rainwater harvesting.

The central reception hall gives access to the living space to the right and the bedroom accommodation on the left. The hall also includes a cloakroom and a door to bedroom 4, currently used as a home office but could equally serve as a snug. The main reception space provides stylish, generous open-plan living, incorporating the kitchen, dining and sitting areas, including a rako home lighting control system.

The well-appointed kitchen includes a central island with a ventilating induction Bora hob, full-height wall units with inset Siemens appliances, and a range of base units positioned beneath a picture window and sliding doors leading to the deck. Adjacent to the kitchen is a traditional U-shaped pantry, along with a utility room that has a door to the outside. The sitting area features a wood panelled media wall incorporating a contemporary fireplace and concealed audio-visual storage cabinet, with sliding doors that open to the deck. Between the kitchen and sitting area lies the dining space, complete with a deep window seat that beautifully frames the view.

The bedroom wing includes a generously sized principal bedroom with a dressing area, sliding doors to the garden, and an en suite shower room. There are three additional double bedrooms (two with built-in storage), with one also benefiting from an en suite shower room and another with double doors opening to a sheltered private deck. There is a family bathroom with twin showers and bath.















Outside

1 Palace View is approached via a private lane from Pilgrims Way, leading into the generous parking and turning area for the property, with a Tesla charger to the outside of the building and garage with mezzanine storage above.

The property benefits from fields to one side and stunning, far-reaching views from the main rooms and from the large deck that runs the full length of the house. Adjacent to the deck is the garden store and outdoor kitchen and bar, with space for a barbecue and a pizza oven, perfect for al fresco entertaining.

A wildlife meadow has been created, beyond the lawns, with mown paths meandering through, and leading to a large paddock with a vehicular right of way.

Location

The charming village of Charing is popular for its traditional village facilities and benefits from a broad variety of shops, pubs, restaurants, churches, a private health and fitness club, primary school and a doctors' surgery.

Nearby, Canterbury, Maidstone and Ashford all offer extensive shopping, cultural and leisure amenities and a choice of well-regarded schools in both private and state sectors, including grammar schools.

Transport links are excellent: the M20 gives access to major regional centres and the motorway network and Charing station provides regular mainline services to London Victoria (from 90 minutes), and Ashford International station, the latter providing a High Speed link to London St Pancras (from 36 minutes). The area has good access to the Continent via the Port of Dover and Eurotunnel.



Distances

- Charing 0.5 mile
- Ashford/Ashford International 7.1 miles
- Canterbury 15.8 miles
- Maidstone 16.7 miles
- Dover 27.6 miles

Nearby Stations

- Charing
- Ashford International
- Lenham
- Pluckley

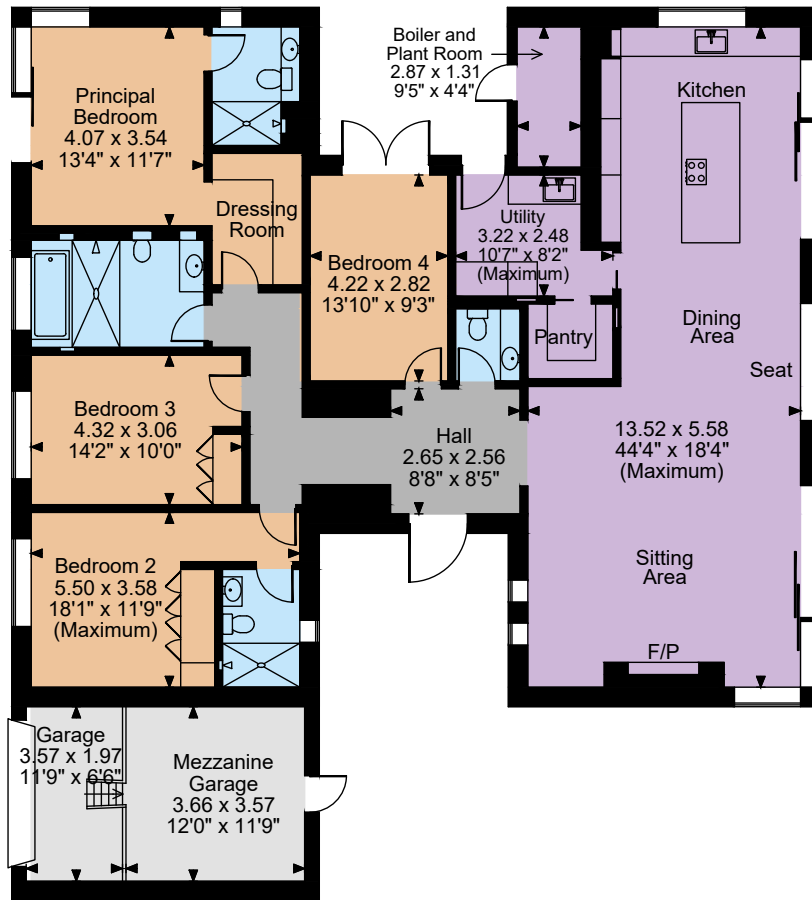
Key Locations

- Kent Downs National Landscape
- Sissinghurst Castle & Gardens
- Canterbury Cathedral
- Ashford Designer Outlet
- Doddington Place Gardens
- Bedgebury National Pinetum

Nearby Schools

- Charing CoE School
- Heath Farm School
- Eastling Primary School
- Goldwyn School
- Highworth Grammar School
- Spring Grove
- Lorenden Prep
- Sutton Valence
- Ashford schools





Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8646370/SS

Floorplans

Main House internal area 1,969 sq ft (183 sq m)
Garage internal area 209 sq ft (19 sq m)
Outbuilding internal area 192 sq ft (18 sq m)
Total internal area 2,370 sq ft (220 sq m)

For identification purposes only.

Directions

TN27 0NA

what3words: ///chat.theory.hamster - brings you to the driveway

General

Local Authority: Ashford Borough Council

Services: Mains electricity and water. We understand that the private drainage at the property is compliant with the relevant regulations. Infrared heating. Solar panels.

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

Council Tax: Band F

EPC Rating: B

Agent's Notes:

The vendors have advised that there is a £100 per annum electric standing charge which is reviewed annually by the owners of the three Palace View properties (who form a management company).

There is a private road that is maintained by the management company.

There is a right of way over the access track to the paddock.

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

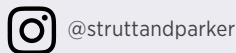
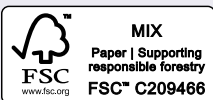
Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2025. Particulars prepared May 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

