



# 3 Palace View

Pilgrims Way, Charing, Kent



## A stylish, contemporary home with spectacular views in a picturesque rural location

A remarkable modern home. Vaulted ceilings and generous glazing afford a great sense of volume and light, with the majority of rooms enjoying the beautiful country views. A charming shepherd's hut offers further accommodation and suits a variety of use.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS CLOAKROOM**



**GARAGE/ DRIVEWAY**



**0.55 ACRES**



**FREEHOLD**



**RURAL/EDGE OF VILLAGE**



**1,732 - 2,211 SQ FT**



**GUIDE PRICE £1,200,000**



### The property

3 Palace View forms part of an exclusive development of just three properties and is named after its impressive views toward The Archbishop's Palace in nearby Charing village. Configured to provide comfortable and relaxed rooms that seamlessly connect to the outdoor areas and surrounding countryside, the property features larch cladding with a larch and coated steel roof, and quality fixtures and fittings. It also benefits from eco-friendly solar panels, battery storage, infrared heating, Mechanical Ventilation with Heat Recovery (MVHR), triple glazing, a smart hot water tank and rainwater harvesting.

The accommodation flows from a reception area with useful cloakroom, opening into an expansive L-shaped kitchen, dining and sitting room, that serves as the heart of the home and also as an exceptional entertainment space. The vaulted kitchen provides a range of contemporary base and tall housing units with integrated Fisher and Paykel appliances including an oven/coffee and warming drawer, fridge freezer, double DishDrawer dishwashers, along with a

Gutmann hob and Swisscave wine chiller. The remaining area has space for seating and dining areas, the former with a vaulted ceiling, a wood-panelled media wall, contemporary inset fire and full-height glazing; both have patio doors to the rear terrace.

A fitted utility room off the main reception room gives access to a snug with a deep window seat and benefits from a door to the integral garage and its inter-connecting plant room.

The accommodation is completed by a bedroom wing arranged around an inner hall. The vaulted L-shaped principal bedroom has full-height glazing, patio doors to the rear terrace and an en suite shower room. There are two further double bedrooms, both with French doors to the garden, and a family bathroom with bath and separate shower enclosure.

The garage is located off the hall and has potential for conversion to provide a fourth bedroom suite if desired, subject to any necessary consents.





























## Outside

Set at the end of a small cul de sac, the property is approached through a five-bar gate over a tarmac driveway providing private parking and giving access to the integral garage.

The well-maintained wraparound garden is laid mainly to lawn bordered by natural planting and mature hedging and features a weatherboarded shepherd's hut with an open plan sitting/kitchen area and shower room, suitable for a variety of uses.

There is an outdoor kitchen, gravelled seating/ barbecue areas, a spacious decked terrace part-covered by a pergola and a shed, the whole ideal for entertaining and al fresco dining and enjoying far-reaching views over a neighbouring wildlife meadow and surrounding countryside.

## Location

The charming village of Charing benefits from a broad variety of shops, pubs, restaurants, churches, a private health and fitness club, primary school and 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 36-minute High Speed link to London St Pancras. The area offers good access to the Continent via the Port of Dover and Eurotunnel.



## Distances

- Charing 0.6 mile
- Ashford/Ashford International 7.1 miles
- Canterbury 15.8 miles
- Maidstone 16.7 miles
- Port of 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 CofE School
- Heath Farm School
- Eastling Primary School
- Goldwyn School
- Highworth Grammar School
- Spring Grove
- Lorenden Prep
- Sutton Valence
- Ashford schools







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

Main House internal area 1,732sq ft (161sq m)  
Garage internal area 268sq ft (25sq m)  
Shepherd's Hut & Shed internal area 211sq ft (20sq m)  
Total internal area 2,211sq ft (205sq m)  
For identification purposes only.

## Directions

TN27 ONA

**what3words:** ///ships.bloom.gown - brings you to the driveway

## General

**Local Authority:** Ashford Borough Council

**Services:** Mains electricity and water. We understand that the private drainage at this property complies with the relevant regulations. Infrared central heating.

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

**Council Tax:** Band F

**EPC Rating:** C

**Planning:** Prospective purchasers should make their own enquiries of Ashford Borough Council.

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

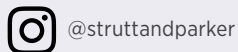
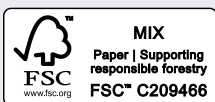
## Canterbury

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