



# Pilgrims Cottage

Pilgrims Way, Boughton Aluph, Kent



## A handsome period cottage in a peaceful and picturesque country setting.

A substantial family home set in just under an acre on the edge of Boughton Aluph village, with useful outbuildings and lovely views in every direction.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS  
1 CLOAKROOM**



**OUT-BUILDINGS/  
GARAGES**



**1.2 ACRES**



**FREEHOLD**



**RURAL/  
VILLAGE**



**3,380 SQ FT**



**GUIDE PRICE  
£1,350,000**



### The property

Pilgrims Cottage is an attractive period home in a secluded and private setting. The house is finished with quality traditional materials including oak windows and exposed beams, mellow brickwork, parquet flooring and traditional tiles, adding a great sense of warmth and comfort. The local village pub and thriving Perry Court Farm shop are a close by (less than a mile) and the well-serviced larger village of Wye only two miles distant.

The accommodation flows from a welcoming reception hall, giving access to the characterful reception rooms. The bright and generous, dual-aspect drawing room sits to the front of the house and has a fitted log-burner and box bay windows with fine views towards the Wye Crown. Across the hall is the sitting room with French doors opening onto the rear terrace. Both rooms are ideal for everyday living and entertaining.

At the heart of the house is a superb open-plan kitchen and dining space, featuring attractive clay tiled

flooring. The kitchen has a central island with solid wood worktop and wicker storage, and storage cabinetry. The spacious dining area benefits from full-width bi-fold doors opening onto the terrace and enjoying attractive views over the surrounding gardens. A cellar provides useful additional storage.

There are five bedrooms on the first floor. The principal suite has a mezzanine bathroom above as well as an en suite shower room, and a private balcony with undulating country views. Bedroom 2 also benefits from en suite facilities, whilst the remaining bedrooms are served by a family bath and shower room.

### Additional land

Also included in the sale is a small area of land across the lane where there is a further garage. Adjacent to this are stables and a paddock – these are not owned by the vendor but may be available to rent from the neighbour by separate negotiation.









## Outside

The property is approached via a gravel driveway, providing ample off-road parking, and is set within a generous plot with gardens and grounds that offer both structure and flexibility.

The gardens are laid predominantly to lawn and bordered by mature trees and established planting, affording a high degree of privacy. A stone-paved terrace adjoins the house, providing an ideal setting for outdoor dining and entertaining, with direct access from the principal living spaces.

The property is further enhanced by an extensive range of outbuildings, including an office, stores, a car port and open barn, offering excellent versatility for recreational or ancillary use.

## Location

Pilgrims Cottage is situated along Pilgrims Way in the highly regarded village of Boughton Aluph, a sought-after rural location at the foot of the North Downs. The area is renowned for its attractive

countryside, walking and riding routes, and strong sense of community, centred around the village church and nearby amenities. Everyday facilities can be found in the neighbouring villages, while the thriving town of Ashford provides a comprehensive range of shopping, leisure and educational amenities, including supermarkets, independent shops, restaurants and leisure facilities.

The historic city of Canterbury offers an extensive selection of cultural and recreational opportunities, together with well-regarded schools and universities.

Communications in the area are excellent. The nearby A20 and M20 provide convenient access to the motorway network, linking to London, the coast and the Channel Tunnel. Ashford International station offers High Speed services to London St Pancras from around 36 minutes. The area has good access to Continental Europe via Eurotunnel and the Port of Dover.



## Distances

- Wye 2 miles
- Ashford 4.7 miles
- Canterbury 10.8 miles
- Folkestone 18.8 miles
- Maidstone 25.5 miles
- Central London 61.5 miles
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## Nearby Stations

- Ashford International
- Wye

## Key Locations

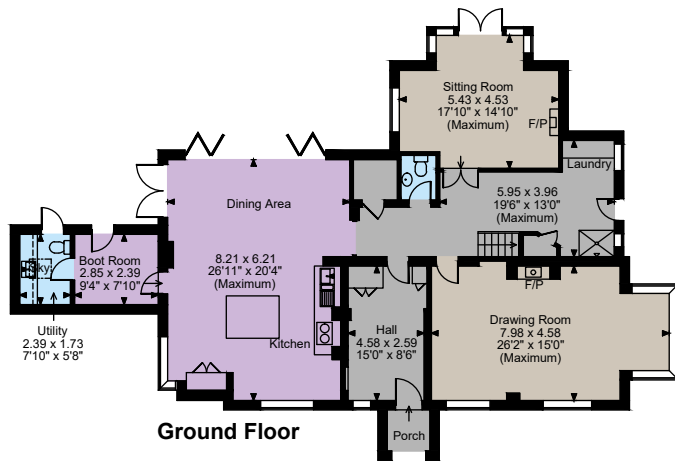
- North Downs Way
- Wye National Nature Reserve
- Godinton House & Gardens
- Ashford Designer Outlet Centre
- Canterbury Cathedral
- Leeds Castle
- Tenterden

## Nearby Schools

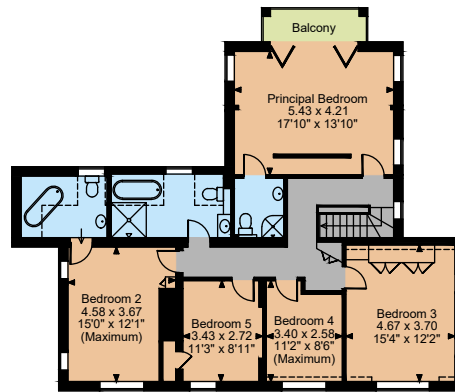
- Local village primary schools
- Spring Grove School
- Ashford School
- Benenden School
- Highworth Grammar School
- The Norton Knatchbull School
- Wye School



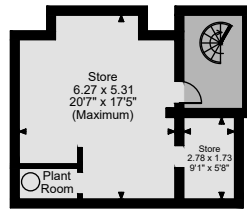




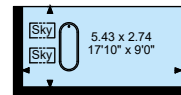
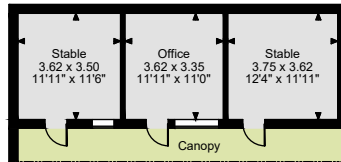
Ground Floor



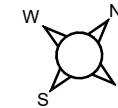
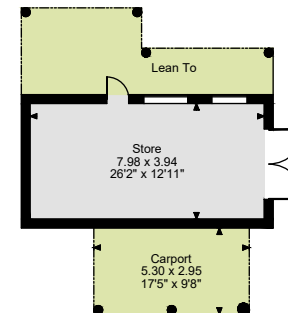
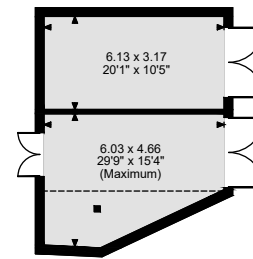
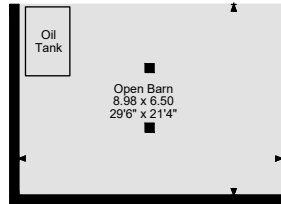
First Floor



Cellar



Mezzanine Not Measured



## Floorplans

Main House internal area 3,380 sq ft (314 sq m)  
 Outbuildings internal area 1,784 sq ft (166 sq m)  
 Balcony external area = 42 sq ft (4 sq m)  
 Total internal area 5,164 sq ft (480 sq m)  
 For identification purposes only.

## Directions

TN25 4EU

**what3words:** ///mouth.reassured.lace brings you to the driveway

## General

**Local Authority:** Ashford Borough Council

**Services:** Mains electricity and water, and oil heating. We understand that the private drainage at the property was installed pre-1983 and may not comply with current regulations. Confirmation is being sought.

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

**Council Tax:** Band D

**EPC Rating:** D

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

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

☐☐☐ Denotes restricted head height

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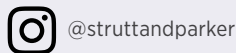
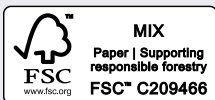
## Canterbury

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

**01227 473700**

canterbury@struttandparker.com

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