



Orchard Cottage, Shottenden, Kent

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# Orchard Cottage Shottenden, Kent CT4 8JA

A refurbished country cottage with a substantial modern extension, pleasingly situated in the centre of its 6 acre landholding, with an established holiday let business in quintessential Kent countryside.

Chilham station 2.6 miles (Ashford International from 12 minutes), M2 (Junction 6) 5.2 miles, Canterbury 8.9 miles, Ashford International 9.9 miles (London St Pancras from 36 minutes)

Reception hall | Open-plan kitchen/sitting/dining room | Larder | Utility | Cloakroom  
Principal bedroom with dressing room and en suite shower room | 3 Further bedrooms  
Family bathroom | Garden | Garage | Stores  
Stables | Chicken coop | Shed | Summer house  
EPC rating D | In all about 6 acres

Holiday Let - Summer: Sitting area/kitchen, 3 bedrooms and shower room

Holiday Let - Everglade: Sitting area/kitchen, 2 bedrooms and shower room

## The property

Orchard Cottage offers a special opportunity to purchase a contemporary family home that proudly sits in an appealing landholding of six acres, with stabling and a range of outbuildings and complete with an established holiday let business comprising two self-contained ancillary accommodations, the whole surrounded by beautiful countryside.

The timber-clad, single-storey primary residence is arranged around an airy reception hall with a range of bespoke fitted cabinetry and a cloakroom. The accommodation flows into the sociable hub of the home, an expansive multi-aspect, open-plan kitchen, dining and living space benefitting from picture windows.

The sleek kitchen comprises an L-shaped arrangement of attractive Shaker-style cabinetry and quartz worktops, with a wide Butler sink, and a variety of modern integrated appliances, including an inset induction hob within the island/breakfast bar. A well-appointed utility room and a larder are adjacent. The sitting and dining spaces enjoy panoramic garden views; both areas have garden access via a trio of bi-folding doors.

The bedroom wing comprises four bright, good-sized bedrooms and a family bathroom. The luxurious principal suite, with its characterful inglenook fireplace and fitted wood-burner, also enjoys the use of a fitted dressing room and a contemporary en suite shower room.

## Outside

A long tree-lined and gravelled driveway gives access to the property, which enjoys large expanses of land, paddocks, an orchard and lawns, with a variety of mature trees and shrubs.

Beside the main home are several planters, steps down to a sun terrace, and a large garage block and store. There is also a timber four-stable block with an additional single stable, together with a separate shelter, a chicken coop and a summer house.

Further accommodation is offered by way of a pair of well-appointed, detached holiday properties. “Summer” comprises a sitting area, kitchen, three bedrooms and a shower room whilst “Everglade” holiday let offers a sitting room, kitchen, two bedrooms and a shower room.

## General

**Local Authority:** Ashford Borough Council

**Services:** Mains electricity and water, private drainage (details of system to be confirmed) and oil-fired heating. Gas cylinders in holiday lets.

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £1,350,000





















# Floorplans

Main House internal area 2,198 sq ft (204 sq m)

Garage internal area 512 sq ft (48 sq m)

Holiday Let Summer internal area 372 sq ft (35 sq m)

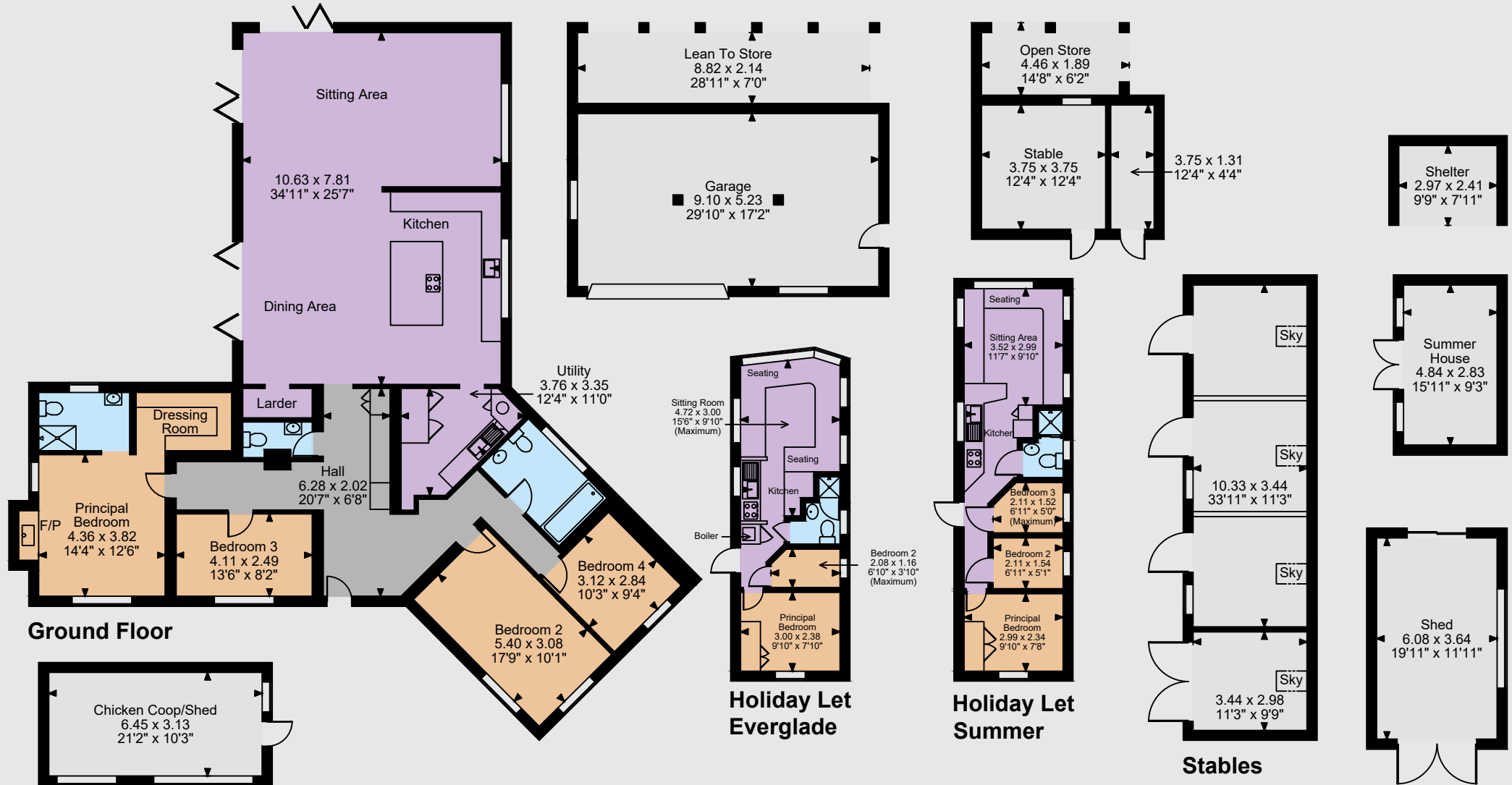
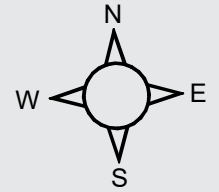
Holiday Let Everglade internal area 302 sq ft (28 sq m)

Stables internal area 828 sq ft (77 sq m)

Shed, Summer House, Shelter & Lean To Store internal area 882 sq ft (82 sq m)

Total internal area 5,094 sq ft (473 sq m)

For identification purposes only.



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

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## Location

The picturesque rural hamlet of Shottenden is surrounded by the stunning countryside of the Kent Downs AONB, offering opportunities for outdoor pursuits such as riding on the quiet lanes and bridleways, cycling and walking. Perry Wood is close by as is Chilham cross-country course – both within hacking distance. The area is part of the sought-after parish of Chilham which offers a selection of day-to-day facilities, including a well-regarded primary school. Selling and Faversham offer further amenities including supermarkets. The property is close to Canterbury, which offers an array of educational, shopping and recreational amenities.

Motorway access is available via the A2/M2 (J6). Selling, Chilham and Faversham offer regular rail services to London while Ashford International and Canterbury West offer the High-Speed service to London St Pancras from around 36 minutes and 54 minutes respectively. There is good access to the Continent.

## Directions

From Canterbury: Leave on the A28 towards Ashford. At Chilham join the A252 towards Challock. On reaching the village hall on the left, turn right into Soles Hill. Ascend the hill and pass through Shottenden. Orchard Cottage will be found on the right after about half a mile.

## Canterbury

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