



Old Mission Hall  
Shottenden, Kent



## A beautifully converted historic building, perfectly blending heritage and modern elegance

A unique detached home in the rural village of Shottenden set in beautiful gardens and offering far-reaching views of rolling countryside in an Area of Outstanding Natural Beauty.



**1 RECEPTION ROOM**



**3 BEDROOMS**



**2 BATHROOMS**



**PARKING**



**PRIVATE GARDEN**



**FREEHOLD**



**RURAL/  
VILLAGE**



**1,464 SQ FT**



**GUIDE PRICE  
£650,000**



### The property

Believed to date from the late 1800s and to have been created by the builder of the Chilham Castle estate, Old Mission Hall has, in the past, been utilised as a schoolhouse and as the village chapel, with the hall used for parties and dancing. The property has been comprehensively enhanced and upgraded by the vendors to provide a contemporary family home with several period features, including vaulted ceilings, exposed beams and parquet flooring.

Old Mission Hall's striking exterior sits beneath a Kent peg-tiled roof and the property's original bell features in the gable end. A pretty arched doorway opens to an entrance lobby leading through to the reception hall from where there is access to the study and the family bathroom.

Steps from the hall rise to the light and airy open plan sitting/dining room. This space has been thoughtfully designed and arranged to make best use of the property's wonderful views with glazed doors allowing light to flood through as well as giving access to the

garden. The room is fitted with a pellet-burning stove.

The kitchen/breakfast room is well fitted with an array of smart blue units with work surfaces over, and there is ample space for white goods. A bespoke shelving unit with adjoining breakfast area creates a division between the living area and the kitchen. There is a useful utility room off the kitchen.

The triple aspect principal bedroom is approached through a glass hallway from the ground floor study. The room benefits from built-in wardrobes and an en suite shower room with underfloor heating and walk-in shower. There are two bright double bedrooms on the second floor.

### Energy efficiency

The vendors have endeavoured to ensure the property is energy efficient, including installation of an economical biomass boiler and solar panels.

The property has been carefully insulated and has double-glazed doors and windows throughout.













## 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 via Eurotunnel and the Port of Dover.



## Outside

With a fantastic outlook over surrounding countryside, the property benefits from a wraparound garden, with a driveway to the front providing parking for up to three cars.

The garden is mainly laid to lawn bordered by hedging and established trees. There is ample space for seating areas for al fresco dining and relaxing. An meadowed area has a pathway through to the summerhouse, and raised beds and borders are planted with an abundance of vegetables and herbs. There is a shed to the front of the vegetable garden.

## Distances

- M2 (Junction 6) 5.2 miles
- Faversham 6.4 miles
- Canterbury 8 miles
- Maidstone 20 miles

## Nearby Stations

- Selling
- Chilham
- Chartham
- Ashford International

## Key Locations

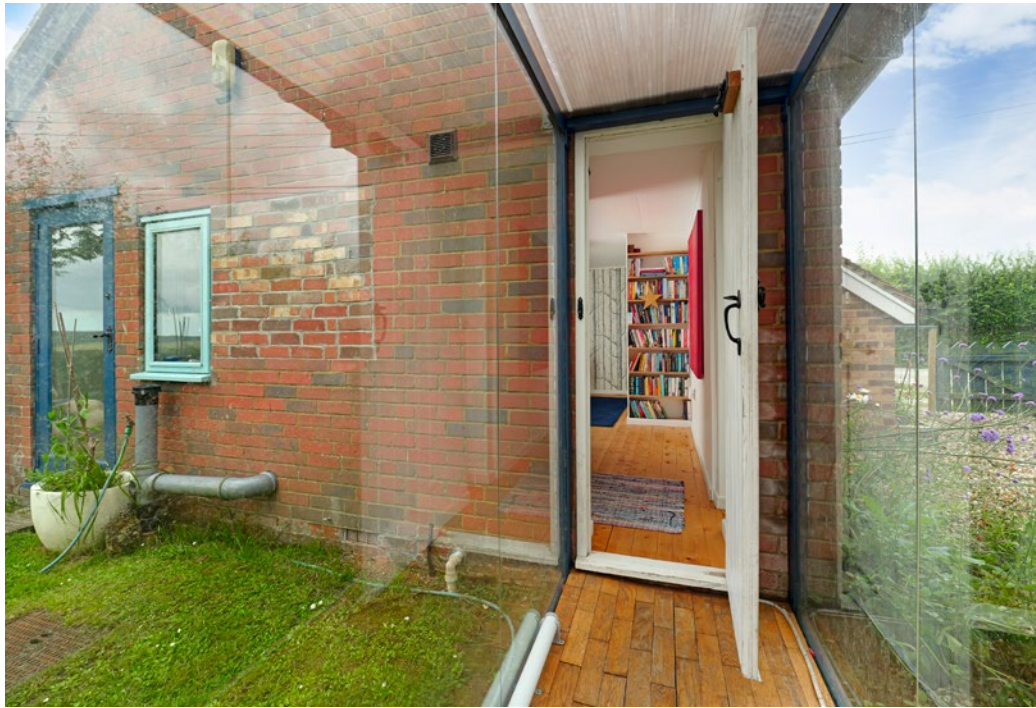
- Chilham Castle
- Historic Canterbury
- Kent Downs AONB

## Nearby Schools

- Selling C of E Primary School
- Chilham St Mary's C of E Primary School
- Sheldwich Primary School
- Boughton-under-Blean and Dunkirk Primary School
- Lorenden Prep School
- Kent College
- St Edmund's School
- Simon Langton Grammar Schools



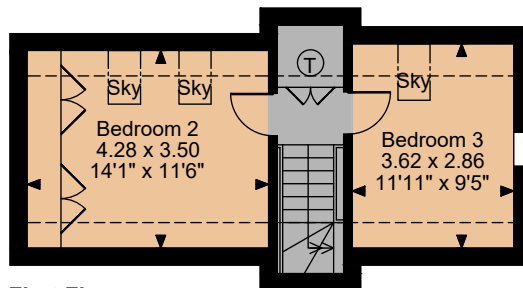
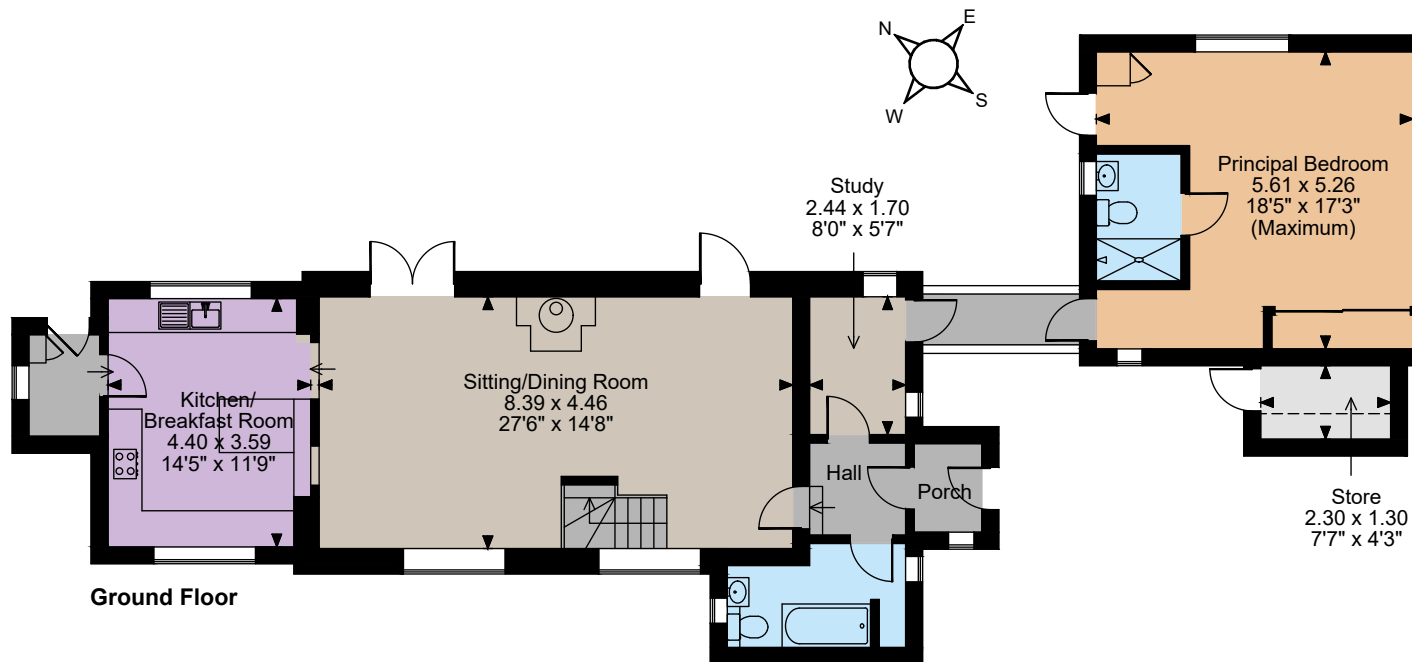












The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8635495/SS

## Floorplans

House internal area 1,464 sq ft (136 sq m)

For identification purposes only.

## Directions

CT4 8JS

**What3words:** ///softly.anchorman.aspect brings you to the property's driveway.

## General

**Local Authority:** Ashford Borough Council

**Services:** Mains water and electricity. We understand that the private drainage at this property complies with the relevant regulations. Solar panels and energy efficient biomass boiler heating

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

**Council Tax:** Band E

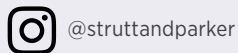
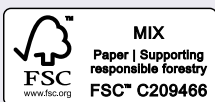
**EPC Rating:** D

## Canterbury

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

**01227 473700**

canterbury@struttandparker.com  
struttandparker.com



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

For the finer things in property.



**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 July 2024. Particulars revised June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited