The Old Plough

Shottenden, Canterbury, Kent

STRUTT & PARKER

BNP PARIBAS GROUP

A handsome unlisted 18th century village house set in the heart of a popular semi-rural village.

The Old Plough is an attractive weather-boarded period property that has been thoughtfully enhanced to provide contemporary spaces whilst preserving the charm of the original period features. The private garden has south-facing terraces with fine countryside views. A modern cart barn provides three bays with a smart home office and storage above, with generous parking on the drive.

- **4 RECEPTION ROOMS**
- **4-5 BEDROOMS**
- **3 BATHROOMS 1 CLOAKROOM**
- **3 BAY CART BARN/ DRIVEWAY**
- **ABOUT 0.31 OF AN ACRE**
- **FREEHOLD**
- **RURAL/ VILLAGE**
- **2,395 SQ FT**
- **GUIDE PRICE £950,000**

The property

The front door opens into a welcoming reception hall, giving access to the breakfast room which catches the morning sun, with a further door leading through to the contemporary kitchen with wall and floor mounted units arranged around a large kitchen island with integrated appliances; double doors open to the south facing terrace. Adjacent to the kitchen is a useful utility room and cloakroom.

The open plan dining room/snug has an original wood panelled ceiling and an impressive inglenook fireplace with fitted wood-burner. An opening from the dining room leads into the 18 ft vaulted sitting room, which has double doors opening to a terrace and benefits from charming views over the garden and fields beyond.

The first floor features the principal suite with walk-in wardrobe and en-suite shower room. There are three further double bedrooms (one with an en-suite bathroom) and a family bathroom with separate bath and shower.

The cellar is a good size with natural light, and is currently used as a fifth bedroom.

Outside

A generous gravelled driveway provides for ample parking space, together with a modern three bay cart barn with large office and storeroom above - an ideal space for home working and which benefits from its own terraced seating area.

The third of an acre plot is bordered by mature hedging and fencing, and the garden largely laid to lawn with interspersed specimen trees and a summer house. The south facing terrace is the ideal spot to relax and unwind to the sound of nature, whilst soaking up the sun. There is a sheltered terrace/ barbecue area to the side providing a welcome shade. The views to the south over the adjoining fields are idyllic.

Location

The picturesque rural hamlet of Shottenden is surrounded by the stunning countryside of the Kent Downs Area of Outstanding Natural Beauty, 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.

Distances

- M2 (Junction 6) 5.2 miles
- Faversham 6.4 miles
- Canterbury 8 miles
- Central London 56.6 miles

Nearby Stations

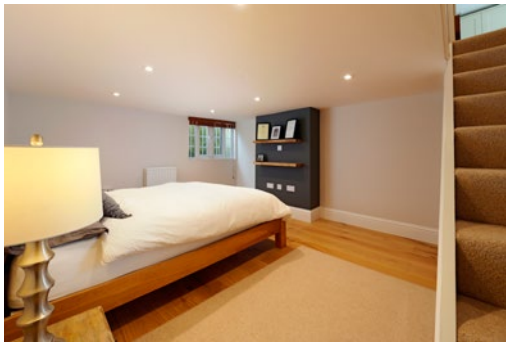
- Selling
- Chilham
- Chartham
- Ashford International

Key Locations

- Chilham Castle
- Historic Canterbury

Nearby Schools

- Selling C of E Primary
- 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.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8639493/SS

Floorplans

Main House internal area 2,445 sq ft (227 sq m)
Garage & Office internal area 719 sq ft (67 sq m)
Summerhouse internal area 45 sq ft (4 sq m)
Total internal area 3,209 sq ft (298 sq m)

Directions

CT4 8JL
///what3words showed.partly.tabloid brings you to the property's 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. Confirmation is being sought. Oil heating.
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/
Council Tax: Band F
EPC Rating: E
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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 February 2025. Particulars revised September 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Canterbury
2 St Margaret's Street, Canterbury, Kent CT1 2SL
01227 473700
canterbury@struttandparker.com
struttandparker.com

MIX
Paper | Supporting responsible forestry
FSC™ C209466
www.fsc.org
@struttandparker
Over 50 offices across England and Scotland, including Prime Central London
For the finer things in property.
STRUTT & PARKER
BNP PARIBAS GROUP