












# Mountfield House

Staplestreet Road, Hernhill, Kent



A magnificent, gothic-style property with swimming pool, and tennis court, set in a highly accessible location.

An imposing detached Grade II listed Victorian house of great stature, with a collection of substantial rooms steeped with fascinating and well-preserved period detailing. Located on the fringes of Canterbury, in an elevated position with commanding views over undulating countryside, the property has easy access to amenities and superb communication links.

 <b>7 RECEPTION ROOMS</b>	 <b>8 BEDROOMS</b>	 <b>4 BATHROOMS</b>
 <b>DRIVEWAY/ OUTSIDE</b>	 <b>ABOUT 3.5 ACRES</b>	 <b>FREEHOLD</b>
 <b>EDGE OF VILLAGE</b>	 <b>7,184 SQ FT</b>	 <b>GUIDE PRICE £3,200,000</b>



The property

Dating from 1854, Mountfield House is a dressed-stone family home offering over 7,000 sq ft of light-filled accommodation with a great sense of volume and space. Character details include elegant stone-mullioned glazing, soaring ceilings adorned with fine cornicing, moulded doorways, and original fireplaces.

The accommodation flows from an enormous parquet-floored reception hall with a front-aspect bay window and attractive open fireplace, providing a warm welcome to visitors, with useful storage and a cloakroom.

The hall provides access to a relaxed drawing room that catches the morning sun and a family room – both with fireplaces and large bay windows. There is a study with a fireplace, and a dining room with bi-fold doors leading into a dramatic vaulted orangery, which has two sets of French doors opening to the rear terrace from where there are spectacular rural views.

The generous kitchen features a range of timeless wall and base units, wooden worktops, an Aga, and modern integrated Smeg appliances. Adjoining this is a fitted utility room with garden access and an interconnecting rear hallway, which provides access to a gym, a walk-in store, a useful cloakroom, and both the front and rear of the house. The property also benefits from a large cellar and second cloakroom.

On the first floor the property provides a principal bedroom with feature fireplace, a fitted dressing room and en suite bathroom, three further bedrooms, two with fireplaces, a family bathroom and a useful cloakroom.

The property’s four remaining bedrooms can be found on the vaulted second floor, one with an en suite shower room, together with a further family bathroom and a dressing room with potential for use as an additional bedroom if required.







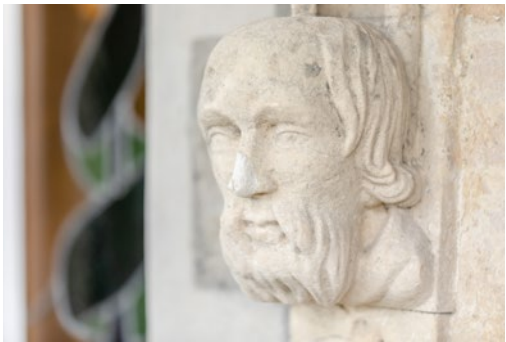






























## Outside

Mountfield House is approached through double iron gates over a gravelled driveway and forecourt providing private parking.

The garden surrounding the property, south-facing to the rear, is laid mainly to lawn and features a swimming pool with paved surround, a walled tennis court and a large wraparound raised paved terrace with a timber outbuilding incorporating an open-sided bar, bar storage and shed.

The whole is ideal for entertaining and al fresco dining and enjoys far-reaching views over the property's remaining parkland-style grounds and rolling countryside beyond.

## Location

Located in the Kent Downs National Landscape, Mountfield House is situated just outside the picturesque village of Hernhill, nestled within some beautiful rolling countryside with outstanding views over surrounding orchards and farmland. The village

itself lies to the east of Faversham and just under seven miles from the cathedral city of Canterbury. The picturesque village green is overlooked by the fifteenth century Church of St Michael and the historic Red Lion pub. The village is also served by another well-regarded pub, The Three Horseshoes and an Ofsted Outstanding primary school. Blean Woods, designated a Site of Special Scientific Interest, are ideal for a peaceful walk.

Nearby Boughton-under-Blean, benefits from another good primary school, a post office, a village store, several pubs and a restaurant. The market town of Faversham, together with the cathedral city of Canterbury, provide a comprehensive range of educational, shopping, and recreational facilities.

Communications links are superb: the A2 and M2 provide easy road access to major regional centres, London and the coast. Rail services to London are available from Selling, Faversham, Canterbury and Ashford International. Eurotunnel and the Port of Dover offer regular services to the Continent.

## Distances

- Hernhill 0.6 mile
- Boughton-under-Blean 1.1 miles
- A2 (Dover Road) 1.6 miles
- M2 (Junction 7) 1.8 miles
- Canterbury 6.8 miles
- Ashford 14.2 miles
- Maidstone 22.7 miles
- Folkestone 22.9 miles
- Port of Dover 23.2 miles
- London City Airport 50.6 miles
- Central London 55.1 miles

## Nearby Stations

- Selling 1.8 miles
- Faversham 2.9 miles
- Chilham 4 miles

## Key Locations

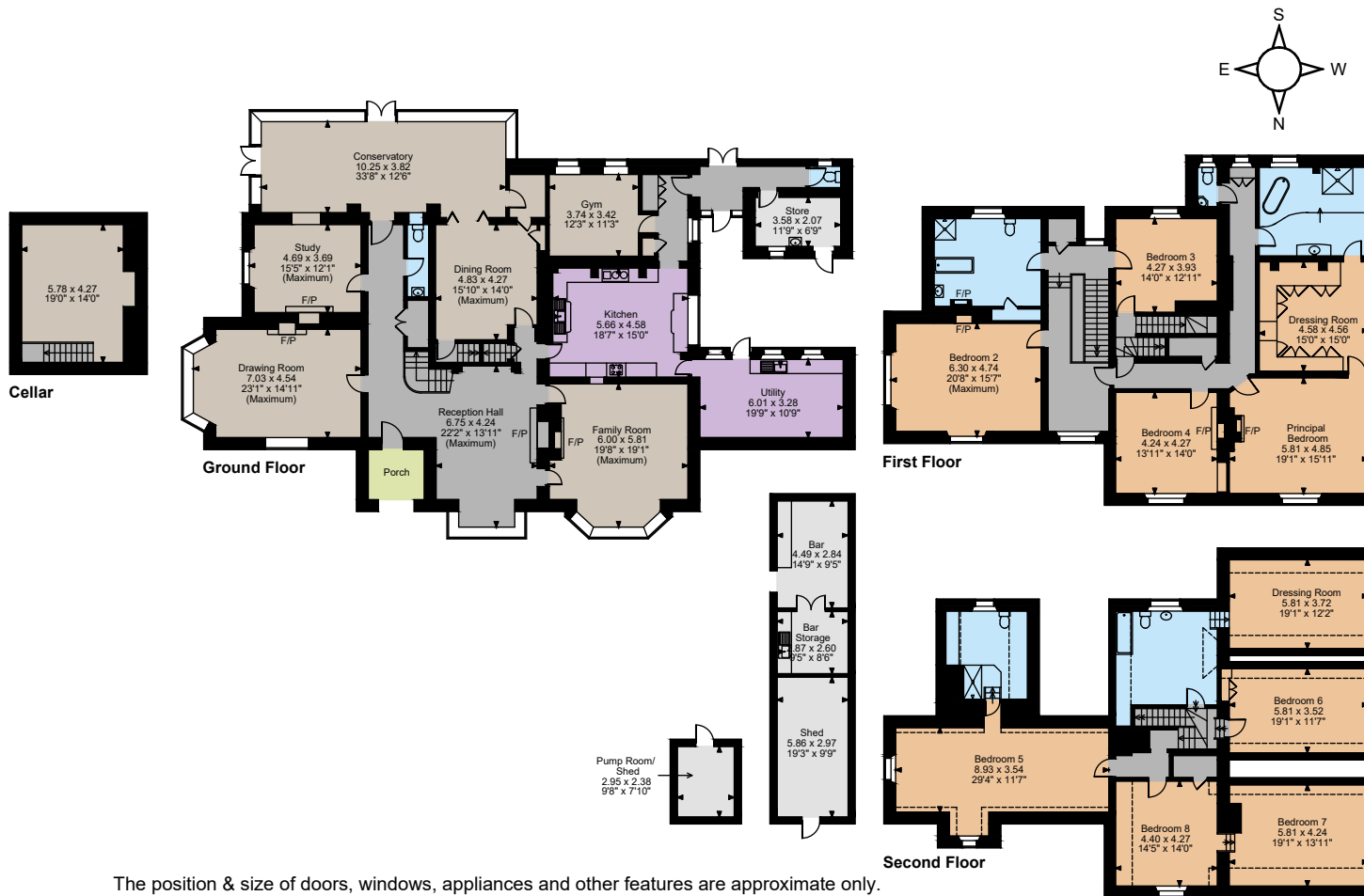
- Mount Ephraim Gardens
- Brogdale Farm
- Oare Gunpowder Works & Country Park
- Blean Woods
- Canterbury Cathedral
- Howletts Wild Animal Park
- Whitstable Harbour

## Nearby Schools

- Hernhill CofE Primary School
- Boughton under Blean & Dunkirk Primary School
- Graveney Primary School
- Selling CofE Primary School
- Lorenden Prep
- Queen Elizabeth's Grammar School
- Kent College
- St Edmund's School
- The King's School







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

□ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 7,184 sq ft (667 sq m)

Outbuildings internal area 500 sq ft (46 sq m)

Total internal area 7,684 sq ft (714 sq m)

For identification purposes only.

## Directions

ME13 9TY

**what3words:** ///winning.signature.barman - brings you to the driveway

## General

**Local Authority:** Swale Borough Council

**Services:** All mains services. Gas central heating.

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

**Council Tax:** Band H

**EPC Rating:** E

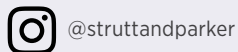
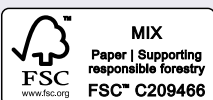
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## Canterbury

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