



Clements Cottage

The Square, Chilham, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming Grade II listed period home in the heart of historic Chilham.

A picturesque detached cottage located in one of the most charming villages of Kent, arranged over two floors and offering a wealth of period features, overlooking the church and village square.



3 RECEPTION ROOMS



3 BEDROOMS



**2 BATHROOMS
EXTERNAL WC**



**OFF STREET/
GARAGE**



GARDEN



FREEHOLD



VILLAGE



1,037 SQ FT



**GUIDE PRICE
£525,000**



The property

Situated in the historic village of Chilham, Clements Cottage is a charming Grade II listed period property with pretty lattice windows and a Kent peg tiled roof. The village is quintessentially English with a lovely square surrounded by beautiful period houses and overlooked by the castle and ancient parish church.

The front door opens into the triple aspect sitting room. Running the length of the property, this space is centred around a feature fireplace; a large bay window to the rear has a window seat. Just beyond the staircase is a cosy snug, with a further fireplace with bressummer beam over; the room has a range of fitted storage.

A dining room leads off the sitting room and through to the kitchen, which is fitted with an array of base and wall storage units with worktops over; there is ample space for white goods. A useful utility and storage area adjoins the kitchen, and a door opens to the rear garden. Just outside the door is a cloakroom.

The first floor provides three bright double bedrooms and family bathroom. The principal bedroom has an en suite shower room.

Outside

Positioned on a corner plot in the heart of the square, the property is adjacent to the ancient church and opposite Chilham castle.

The main west facing garden is mostly laid to lawn, bordered by a mixture of roses and a white picket fence. To the rear of the cottage and is a flagstone private patio, ideal for alfresco dining.

Adjoining the property is a single garage, offering additional storage or space for a small vehicle.



Location

Set amidst the stunning countryside of the Kent Downs Area of Outstanding Natural Beauty, Clements Cottage is located in medieval Chilham square. The historic village, filled with beautiful Tudor buildings and a Norman castle, provides a good range of shops and amenities. Canterbury, with its excellent shopping centre, cultural interests, and well-regarded schools, is also close by.

Ashford International station offers frequent train services to London St Pancras from 36 minutes, whilst Chilham station provides links between Ashford and Canterbury. The M2 (Junction 7) and M20 (Junction 9) give fast road access to the southern motorway network, Gatwick and Heathrow airports.

The property has good access to the Continent via the Port of Dover and Eurotunnel at Folkestone.



Distances

- Canterbury 6.4 miles
- Ashford 9.3 miles
- Eurotunnel Terminal, Folkestone 18.8 miles
- Port of Dover 23 miles
- London City Airport 53.2 miles
- Central London 58.8 miles

Nearby Stations

- Chilham
- Canterbury West/East
- Ashford International

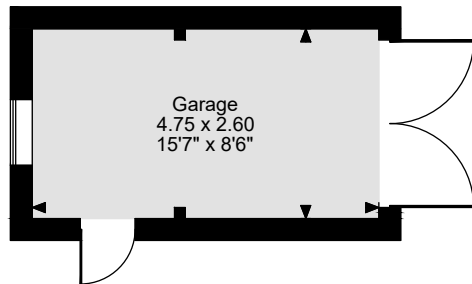
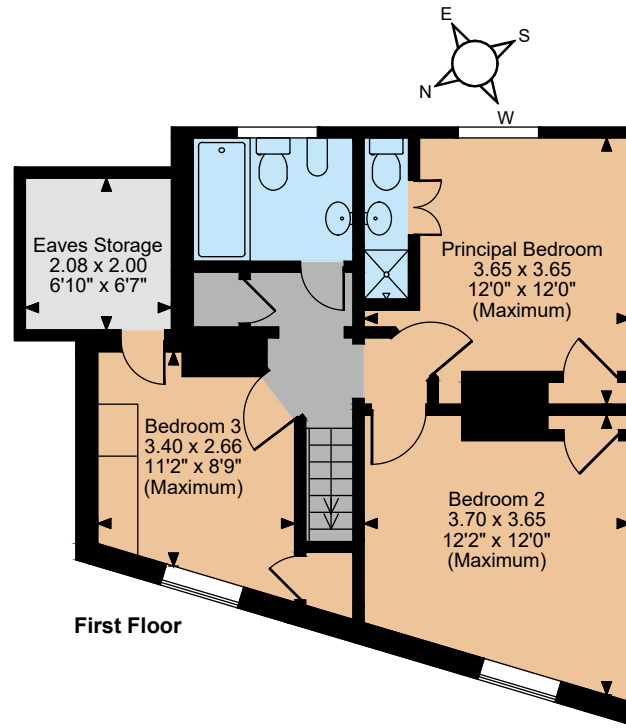
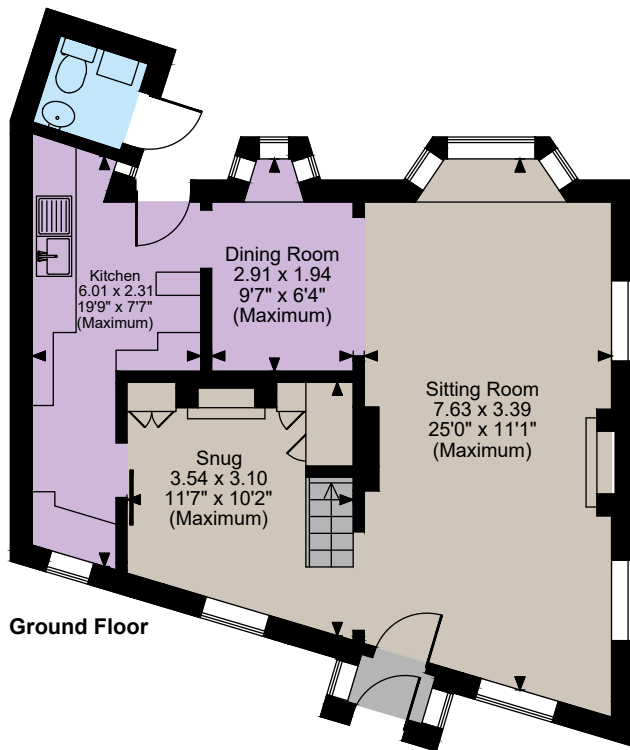
Key Locations

- St Mary's Church, Chilham
- Broome Park Hotel
- The Pig at Bridge Place
- Howletts Wild Animal Park
- Simpsons Wine Estate
- Canterbury Cathedral
- The Beany House of Art & Knowledge
- The Marlowe Theatre

Nearby Schools

- Various local village primary schools
- The King's School, Canterbury
- St Edmund's School
- The Worthgate School
- Kent College
- Simon Langton Grammar Schools





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

Clements Cottage The Square, Chilham

Approximate Gross Internal Area

Main House = 1037 Sq Ft/96 Sq M

Garage = 133 Sq Ft/12 Sq M

Total = 1170 Sq Ft/108 Sq M

For identification purposes only.

Directions

CT4 8BY

what3words: ///frock.rumbles.undercuts brings you to the property

General

Local Authority: Ashford Borough Council

Services: All mains services; gas heating.

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

Council Tax: Band G

EPC Rating: E

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

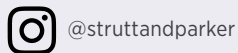
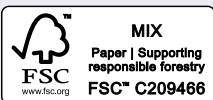
Canterbury

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

01227 473700

canterbury@struttandparker.com

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