



The Old Vicarage, The Street, East Langdon

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The Old Vicarage, The Street, East Langdon, Kent CT15 5JF

A Grade II listed Georgian former rectory in a delightful secluded garden, with useful outbuildings.

St Margaret's beach 3 miles, A2 2.3 miles, Martin Mill station 0.8 mile (London St Pancras from 77 minutes), Deal 6 miles, M20 (Junction 13) 11 miles, Canterbury 17 miles

Reception hall | Drawing room | Sitting room
Dining room | Study | Conservatory | Kitchen
Utility | Pantry | Ground floor shower room
Cellar with bread oven | Principal bedroom with dressing room | 4 Further bedrooms | 2 Family bathrooms | Double garage | Music room with kitchen and shower room | 2 Stables
2 Workshop/stores | Garden | EPC rating F

About 1 acre

The property

Believed to date to the early 18th century, with later enhancements, The Old Vicarage offers an elegant living environment with charming period features.

The house is nestled in enchanting grounds adding a great sense of calm and tranquillity, with a superb outbuilding including a double garage, music room, kitchen and shower room, and stables.

Martin Mill station is under a mile away, offering services to London St Pancras from 77 minutes. There are two local primary schools, both rated "Good" by Ofsted, and a number of grammar schools in the area, including Sir Roger Manwood (Sandwich), Dover Grammar and The Harvey Grammar (Folkestone), with further grammar and private schooling in Canterbury such as The Kings School (co-ed day and

boarding school), all easily accessible by train. A school bus services runs to Northbourne Park pre-prep/prep school in Betteshanger.

A cosy pub, The Lantern Inn, is a brief ramble across fields, and the beautiful St Margaret's Beach is only 3 miles away.

Reception rooms comprise a relaxed drawing room with an open fireplace, and an adjacent sitting room with a wood-burning stove. The study provides a flexible-use space, with a stairway leading down to a fascinating cellar with the original baking oven of the former parish bakery.

A charming dining room with wood-burner adjoins the kitchen. With exposed timbers and ledge and brace doors, together with a traditional shelved pantry and utility room, the kitchen is fitted with modern base level cabinetry topped by wooden work-surfaces. The bright conservatory has double doors connecting the inside to the outside and, along with a useful shower room, completes the ground floor facilities.

Two staircases rise to the first floor, where the principal bedroom provides a calming retreat with a decorative fireplace and adjoining dressing room. There are four further bedrooms on the upper level, two featuring ornate fireplaces, along with two family bathrooms.









Outside

The garden offers an enchanting outdoor sanctuary with the backdrop of farmland. Attractive garden features include paved walkways between geometric planted beds, swathes of lawn interspersed with mature and specimen trees, an arbour with climbing roses, grouped trees creating spaces to sit in dappled shade and spots throughout the grounds for garden benches to enjoy the sunshine.

A brick wall at the property's frontage has pillars marking the entrance onto a gravelled driveway, which provides parking and leads to a substantial outbuilding housing the garaging, kitchen and shower room with music room above providing potential for Airbnb or multi-generational living (subject to any necessary consents), and adjoining stables which are used as good functional workshops. There is also a useful potting shed. A pedestrian access provides a route to the front entrance door via a series of steps with gardens to either side containing mature shrubs.

The outbuilding is large and well-sited and could offer potential for residential development, subject to any necessary consents.

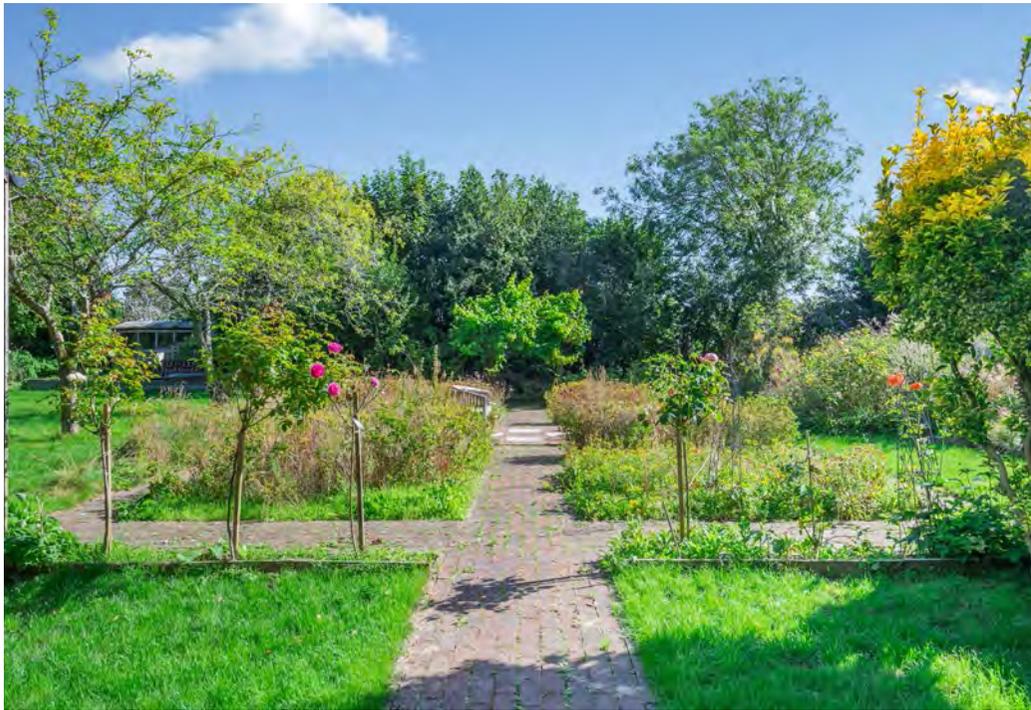
Location

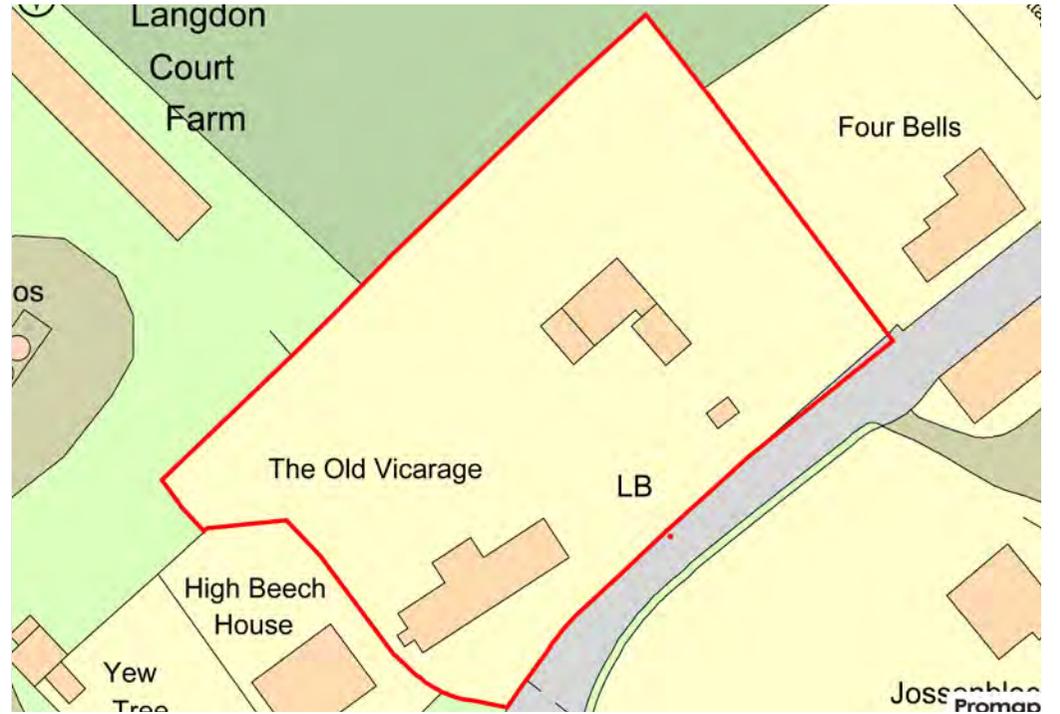
East Langdon village is surrounded by farmland and open countryside with local amenities including a primary school, a parish hall hosting clubs and events and recreation fields.

The nearby sheltered shingle beach at St Margaret's Bay has a popular cafe and an inn, with the village centre offering a convenience store, a post office, several public houses and cafes and a medical surgery.

For commuters there are services from Martin Mill and Dover Priory, whilst road users are within easy reach of the A2 for journeys to the Cathedral City of Canterbury which offer a comprehensive range of shopping, recreational, cultural and educational amenities. The area has good access to the Continent.



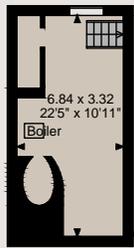
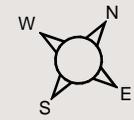




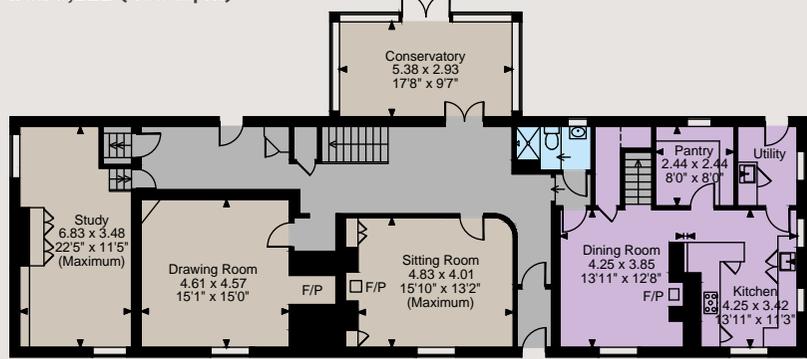




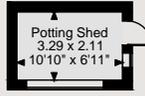
The Old Vicarage, The Street, East Langdon
 House internal area 3,665 sq ft (341 sq m)
 Garage internal area 362 sq ft (34 sq m)
 Outbuilding internal area 651 sq ft (60 sq m)
 Stables internal area 356 sq ft (33 sq m)
 Potting shed and stores internal area 188 sq ft (17 sq m)
 Total internal area 5,222 (485 sq m)



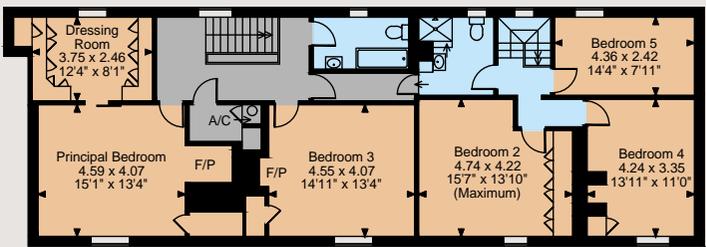
Cellar



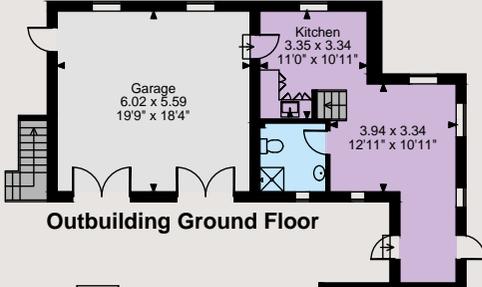
Ground Floor



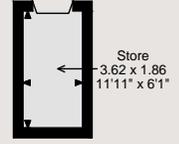
Potting Shed



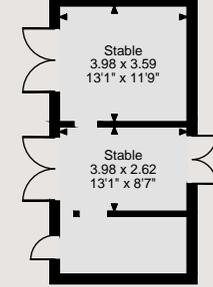
First Floor



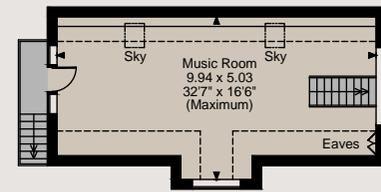
Outbuilding Ground Floor



Stores



Stables



Annexe First Floor

The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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Directions

Follow the A2 towards Dover. On reaching the Whitfield Roundabout, take the first exit and then the first right turn to join Archers Court Road, which links to Forge Lane. Take the right turn to Waldershare Lane and then turn left onto Church Lane linking to The Street where the property will be found on the left.

General

Local Authority: Dover District Council
Services: Mains electricity, water and drainage; oil-fired heating
Council Tax: Band G
Tenure: Freehold
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/old>
Planning: Prospective purchasers should make their own enquiries of Dover District Council
Guide Price: £1,150,000

Canterbury

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



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