



The Old Vicarage, The Street, East Langdon

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

A Georgian Grade II Listed former rectory in a delightful secluded garden, with annexe and 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 with annexe  
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 an annexe, garaging 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. Supplemental accommodation is available in the studio above the double garage and the adjoining annexe space.

















## Outside

The garden at The Old Vicarage 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 building housing the garaging, annexe with studio above providing potential for Airbnb or multi-generational living, 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

The village of East Langdon 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.

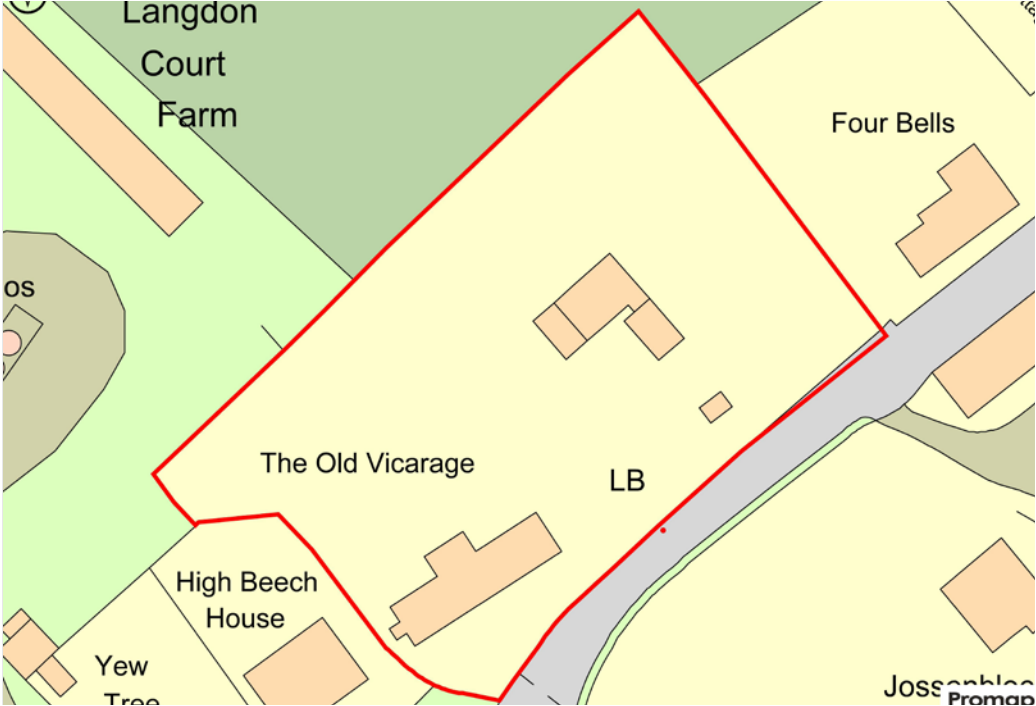
For commuters there are services from Martin Mill and Dover Priory, whilst road users are within easy reach of the A2 for journeys to the Cathedral City of Canterbury which offer a comprehensive range of shopping, recreational, cultural and educational amenities. The area has good access to the Continent.













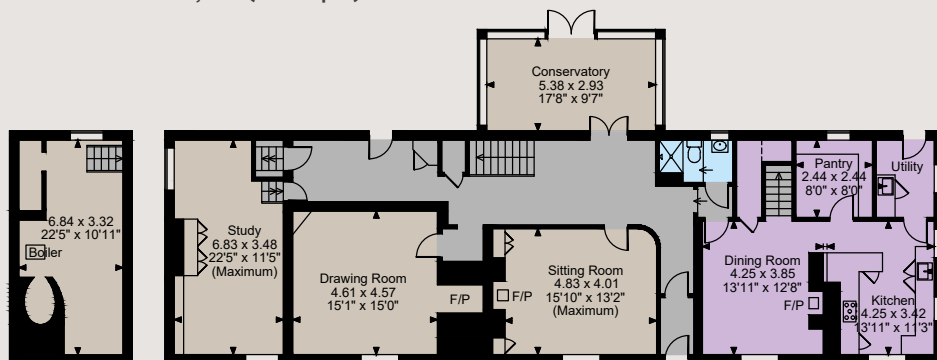






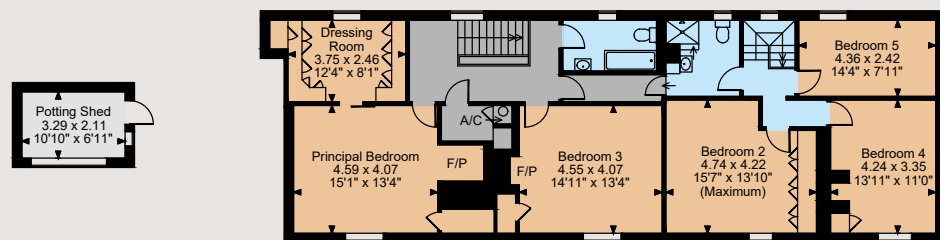


The Old Vicarage, The Street, East Langdon  
 House internal area 3,665 sq ft (341 sq m)  
 Garage internal area 362 sq ft (34 sq m)  
 Annexe internal area 651 sq ft (60 sq m)  
 Stables internal area 356 sq ft (33 sq m)  
 Potting shed and stores internal area 188 sq ft (17 sq m)  
 Total internal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



Cellar

Ground Floor

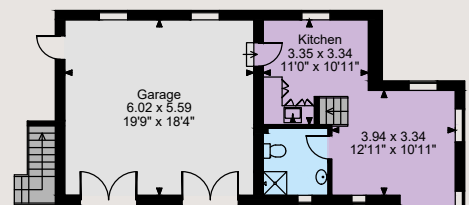
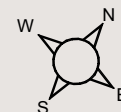


First Floor

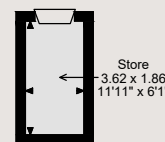
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□ □ □ Denotes restricted head height

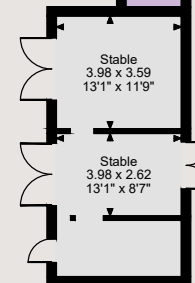
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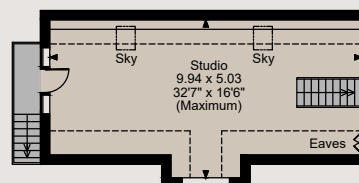
Annexe Ground Floor



Stores



Stables



Annexe First Floor

## 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

**Planning:** Prospective purchasers should make their own enquiries of Dover District Council

**Guide Price:** £1,150,000

## Canterbury

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