



Chapel House

Wickham Road, Wickhambreaux, Kent

A stylish village home

Chapel House is a sophisticated, contemporary home skilfully created within the walls of a former Methodist chapel



3 RECEPTION ROOMS



3 BEDROOMS



3 BATHROOMS



GARAGE



GARDEN



FREEHOLD



**RURAL/
VILLAGE**



2,621 SQ FT



**GUIDE PRICE
£950,000**



The property

Chapel House is a sophisticated, contemporary home skilfully created within the walls of a former Methodist chapel. The accommodation is arranged around large, open plan spaces which connect to provide an ease of living and sense of calm throughout.

The generous sitting room is a striking area where a sleek timber and glass staircase rises to a galleried landing, above which the vaulted ceilings highlight the wonderful volume of the building. Light floods in from above as well as through plentiful windows on three aspects.

Oak flooring and the clean lines of the staircase detail and modern fireplace, blend with original panelling and gothic arched windows to produce an understated yet exceptionally stylish finish.

There is a useful home office and a cloakroom set off the entrance hall, but much of the remainder of the ground floor is given over to the kitchen, arranged around an island and opening to a fantastic dining

room with bi-folding doors across one wall and a vast skylight above and providing space for a large table. Again, the contemporary design blends seamlessly with the original building. Practical spaces include a boot room and utility room. There is underfloor heating throughout the ground floor.

The galleried landing links the well-appointed bedroom accommodation. The principal bedroom has a lovely outlook to the rear and has a dressing area, incorporating fitted drawers and wardrobes, together with an en suite with a large shower.

Oak flooring continues to the two further bedrooms, one of which has an en suite shower room and the other an en suite with both a shower and bath.





Location

Chapel House occupies a lovely setting with an outlook over the River Stour to open countryside, in the heart of picturesque Wickhambreaux. The village has a primary school and a pub with further amenities available in neighbouring Littlebourne.

The Cathedral city of Canterbury has a superb array of restaurants and both high street and independent shops. There is easy access to large supermarkets and the city's well-regarded leisure and cultural facilities. There are excellent schools in both private and state sectors, including The King's School, St Edmund's School and the Simon Langton grammar schools.

The dualled A2 junction at Bridge gives access to the wider motorway network. The High Speed train service to London St Pancras is available from Canterbury West, with journey times from 52 minutes. The area has good access to the Continent via the Port of Dover and Eurotunnel at Folkestone.

Outside

A driveway provides plenty of parking to the front of the garage. Evergreen hedging is set behind low railings at the frontage, providing good levels of privacy.

Mainly laid to lawn, the garden has been planted to create an easy-maintenance and secluded space to enjoy with the house.

Pleached cherry laurels along the boundary are underplanted with Annabelle hydrangeas. Three mature yew trees are a lovely feature and there is a terraced barbecue area to the end of the garden.



Distances

- Littlebourne 1 mile
- Wingham 2.2 miles
- A2 4 miles
- M2 (Junction 7) 12.5 miles

Nearby Stations

- Bekesbourne
- Sturry
- Canterbury East
- Canterbury West

Key Locations

- Stodmarsh Nature Reserve
- Canterbury cathedral
- Wye Downs
- Blean Woods National Nature Reserve
- Wye Downs

Nearby Schools

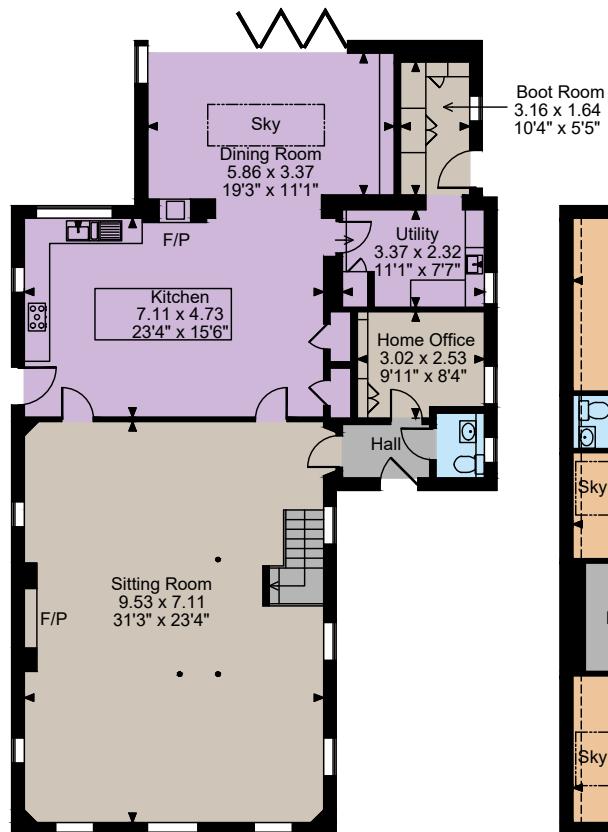
- Wickhambreaux CE Primary School
- Littlebourne CE Primary School
- Wingham Primary School
- Junior King's School
- Barton Manor School
- Barton Court Grammar School
- Simon Langton Girls Grammar School
- Simon Langton Boys Grammar School
- St Anselm's Catholic School
- The King's School
- Kent College
- St Edmund's School



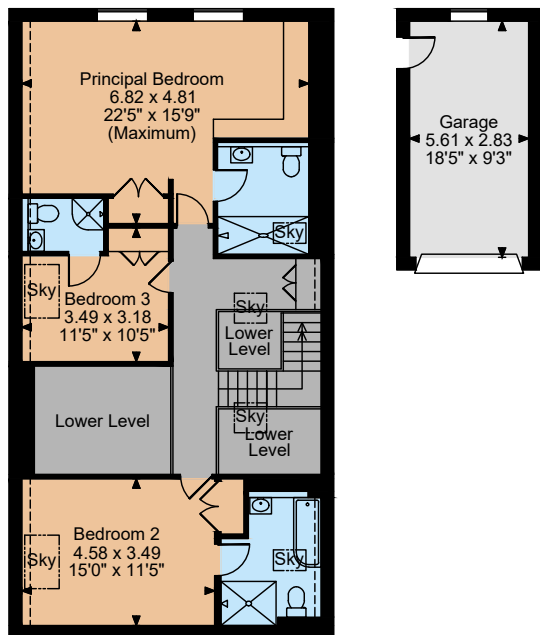




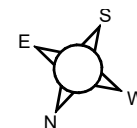
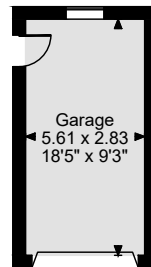




Ground Floor



First Floor



Floorplans

Main House internal area 2,621 sq ft (244 sq m)
Garage internal area 171 sq ft (16 sq m)
Total internal area 2,792 sq ft (259 sq m)
For identification purposes only.

Directions

CT3 1RE

///what3words: feared.cherished.revision - brings you to the driveway

General

Local Authority: Canterbury City Council

Services: Mains electricity and water. We understand that the private drainage at this property complies with the relevant regulations. Confirmation is being sought. Gas heating.

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Band G

EPC Rating: C

Tenure: Freehold

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

□ □ □ Denotes restricted head height

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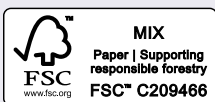
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