

THE DOWER HOUSE

SANDWAY • KENT







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An elegant and unique Grade II listed country house with detached Georgian cottage set in stunning gardens and grounds.

The Dower House

Entrance hall • Drawing room • Dining room • Library • Kitchen/breakfast room • Conservatory • Double bedroom • Shower room
Master bedroom with dressing area and en-suite bathroom • 2 Further double bedrooms • Family bathroom • Further w.c
Utility room • W.C • Wine cellar • 3 store rooms

Bothy Cottage

Hall • Sitting room • Kitchen/breakfast room • Bathroom • 2 double bedrooms
Boiler room • Store room

Outbuildings and Grounds

Detached music studio with w.c, kitchenette, 3 recording rooms and a store room
Stunning formal gardens with a large terrace, lawns, lake and former aviary
2 further store rooms • Green House
Partly walled gardens with a fruit orchard • Woodland with its own natural spring • Paddock
In all about 13.24 acres

Lenham Station 1.4 miles • M20 Junction 8 5.9 miles • Maidstone 10 miles • Ashford International 12.1 miles
(All distances approximate)

These particulars are intended only as a guide and must not be relied upon as a statement of fact. Your attention is drawn to the Important Notice on the last page of text.





Situation

The Dower House sits in a commanding position along a long driveway in the beautiful Chilston Park. The house is 1.7 miles from the attractive village of Lenham with its market square, range of pubs, shops and restaurants. Lenham also has a station with links to London Victoria and Ashford.

Maidstone is approximately 10 miles away with a comprehensive range of shops, schools and recreational facilities. The M20 at junction 8 is 5.9 miles providing links to the national motorway network, Channel Tunnel, London and the Kent coast. Ashford International Station is 12.1 miles with its high speed links to London St. Pancras and Europe.

There are numerous schools in the area including Maidstone Grammar School for Boys and Maidstone Girls Grammar school, Invicta Girls Grammar, together with Sutton Valence and its associated prep school. There is also the award winning Ashford School. Sporting facilities include golf at The Ridge and Chart Hills, the country club at Marriot Tudor Park together with recreational facilities at the nearby world renowned Leeds Castle.

The Dower House

The Dower House was built in 1952, by Eric Akers Douglas (4th Viscount Chilston). The Chilston Park Estate had been in his family for over 150 years and he chose to build the Dower House in the most beautiful part of the garden. While living here he enjoyed his collection of exotic birds (hence the Aviary), which he left to Leeds Castle upon his death. He had an extensive collection of antique books, which he kept in the cellar and he used some of these to create the secret door in the library.

The garage was built to house his over-sized Bristol vintage car. He built the house to be a miniature version of the main Manor house and incorporated a number of features that instilled the grandeur that he was accustomed to, including a dance floor, two beautiful antique hand-carved Limewood fireplaces, six 18th Century mahogany doors and various cornicings and crests.

Continuing the grandeur in miniature, the house has a secondary property, the Grade II listed Bothy Cottage. The whole property is set in stunning grounds with its own natural spring, lake with a bridge to an island and Victorian bathing pool. In all 13.24 acres. The estate was bought in 1987 by the late Eric Woolfson (1945-2009), composer of The Alan Parsons Project. The Dower House and grounds formed much of his inspiration and a great deal of his work was composed in the gardens and recorded in the studio. His family have undertaken a complete and sympathetic renovation of this truly unique home.





Ground Floor

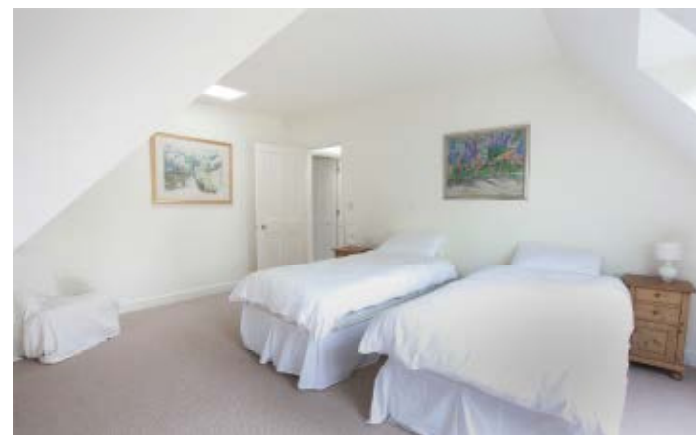
Double front doors lead to an entrance hall with access to the conservatory, door to rear and a step up to the superb double aspect kitchen/breakfast room fitted with a comprehensive range of traditional shaker style units with granite worktops and Aga. A staircase leads to both the lower ground floor and the first floor. A door opens to an elegant entrance hall with French doors to the front. It is currently used as a spacious dining hall. Throughout the ground floor there are antique mahogany polished doors with decorative mouldings on the frames. Two doors open to the substantial drawing room with three sets of French doors to the terrace and impressive open fireplace with superb marble surround. Mahogany double doors open to the Library fitted with a range of bookshelves. There is another impressive fireplace and a 'secret' door to the kitchen. The remainder of the ground floor comprises a substantial double aspect bedroom with door on to side terrace. This room could potentially be used as a further reception room. There is also a large shower room. A second staircase also leads to the first floor.

First Floor

The first floor is very versatile due to the two staircases. The central portion is a large master bedroom with Juliet balcony and superb views over the grounds. There is a large dressing area and en-suite bathroom. There are two further large bedrooms, both with delightful views over the grounds. There is a family bathroom serving one bedroom and a large further w.c serving the other.

Lower Ground Floor

Accessed by stairs from the kitchen but also with access from outside, the lower ground floor offers enormous potential. Currently, it is arranged with a boot room, utility room and a w.c. In addition there are three store rooms and a wine cellar. It is considered the rooms could be adapted for a variety of purposes.



Externally

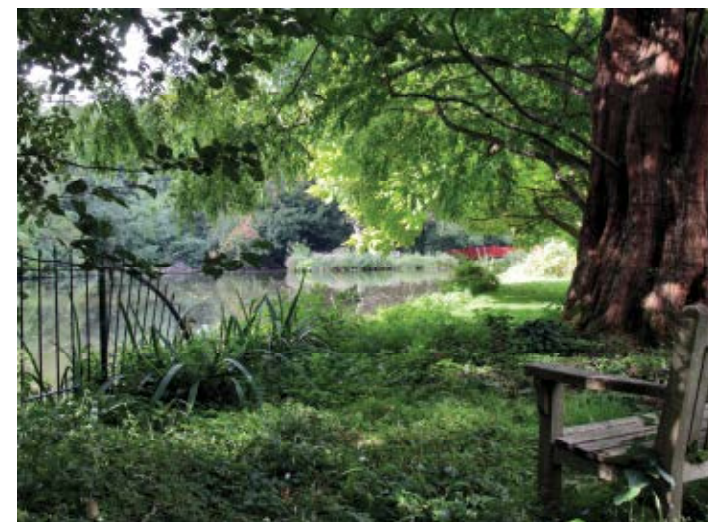
The Dower House is approached via the long principal driveway to Chilston Park leading to a private spur with gravel parking and turning area in front of the garage. A large wall with double doors conceal the house, creating this private world. The double doors open to a path that leads up to the main house. Beyond the house is the delightful detached Georgian Bothy Cottage with sitting room, kitchen/breakfast and bathroom. On the first floor are two double bedrooms.

Attached to the rear of the Bothy Cottage but accessed externally is a large boiler room housing the impressive wood pellet boiler. There are further outbuildings including a detached studio that was formerly a music recording studio and is currently laid out with three main rooms, a store room, w.c. and kitchenette.

Gardens and Grounds

The gardens and grounds form a stunning setting for the property. Immediately to the rear of the main house is a large south facing, York stone terrace providing an excellent area for alfresco entertaining. This leads on to formal lawns with central grass path leading to the impressive lake. There is a painted bridge leading to an island, evoking a sense of a Monet painting. There is a large former aviary that could be adapted. Beyond the formal lawns is a partly walled garden with an array of mature fruit trees.

A decorative iron gate leads to a delightful area of woodland. In the heart of the woodland is a former Victorian bathing pool and the aquifer for the natural spring. The aquifer takes its inspiration from a Kentish oast and is a charming feature. The natural spring forms the water supply for the house. Beyond the woodland is a large field.







Green Credentials

The property is served by its own private Spring which was completely over-hauled in 2012. It has a wood pellet boiler, which provides the central heating and hot water for both the Dower House and the Bothy Cottage and this receives RHI payments from the government due to its green credentials (approx £6k a year until 2021, which will be transferrable to the new owners). Wood pellets are now less than 30% of the cost of oil. The flat Mansard roof of the Dower House is wired to take solar panels should the new owners wish to install them. These would be virtually invisible given the design of the roof.

Fixtures and Fittings

Items known as vendors fixtures and fittings, together with unfitted carpets, curtains and garden statutory are specifically excluded from the sale but may be available by separate negotiation.

Local Authority

Maidstone Borough Council, Tel: +44 (0) 1622 602000

Viewings

Viewings strictly by prior appointment with the vendors sole selling agents Knight Frank
Tel: 01732 744477.

Services		
Water	✓	Private
Electricity	✓	Mains
Heating	✓	Wood pellet boiler
Drainage	✓	Private

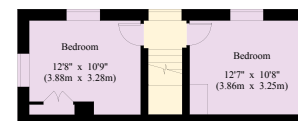




First Floor



Ground Floor



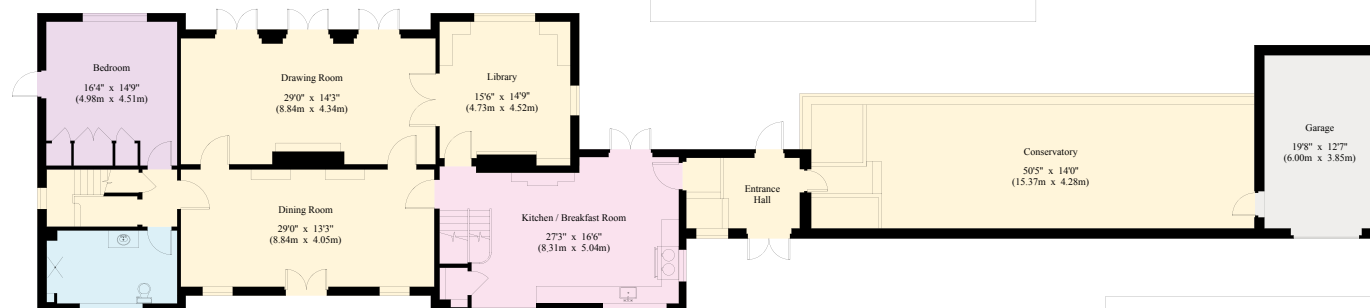
First Floor

The Dower House

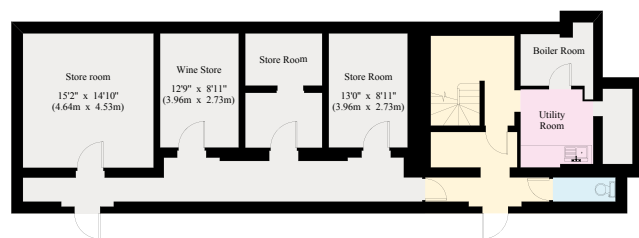
House - Gross Internal Area : 543.0 sq.m (5844 sq.ft.)

Bothy Cottage - Gross Internal Area : 123.7 sq.m (1331 sq.ft.)

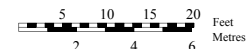
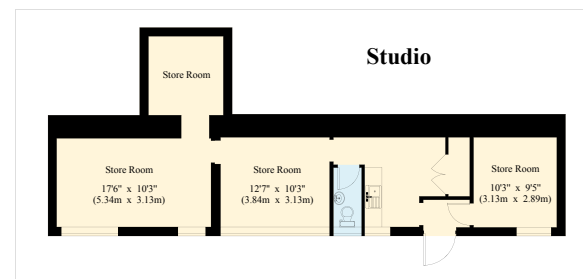
Studio - Gross Internal Area : 63.2 sq.m (680 sq.ft.)



Ground Floor



Lower Ground Floor



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