

# MILTON MANOR

CHARTHAM • KENT









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*An elegant Georgian style house of 5321 sq. ft. at the head  
of a 322 yard long tree-lined private drive*

## Ground floor

Reception hall • Drawing room • Dining room • Sitting room/library  
Superb Clive Christian kitchen/breakfast room/orangery • Utility room • Formal cloakroom • Second w.c

## Lower Ground Floor

Billiards room/studio • Work room • Boiler/store room

## First Floor

Master bedroom with dressing room and en-suite bathroom • 5 further bedrooms • Family bathroom • Further w.c.

## Externally

Detached Annexe of 2555 sq.ft • Currently set out as office with 5 offices on the ground floor and 2 cloakrooms  
The first floor is open plan and there is a kitchen area

## Gardens and Grounds

322 yard long private tree-lined drive • Superb formal gardens • Kitchen garden • Woodland • Pasture

## In all about 14.35 acres

Chartham 1.5 miles • Canterbury 1.9 miles • Canterbury East station 2 miles • Ashford International station 13.2 miles  
(All distances are approximate)



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



## Situation

Milton Manor neatly fuses country and city living. It is positioned in a private, elevated position within its own land and surrounded by farmland. The house is located 1.5 miles from Chartham village with its amenities including a village pub. Canterbury City Centre with its world renowned Cathedral is 1.9 miles together with a wide range of shops, restaurants and leisure facilities including the Marlowe Theatre.

There are numerous excellent schools in the vicinity including The King's School, St. Edmund's and Kent College.

The house is conveniently situated for both road and rail links being 2 miles from Canterbury East Station serving London Victoria and London St Pancras International. Milton Manor is well-placed for the A2 providing links to Dover and the national motorway network. The Channel tunnel at Folkestone is 19.8 miles.

## Milton Manor

Milton Manor is an elegant Georgian style manor house constructed in 1958. It has attractive brick elevations under a pitched and tiled roof and benefits from large sash windows. Many of the rooms are double aspect. The accommodation is spacious and versatile and of particular note is the superb open plan kitchen/breakfast room/orangery which was extended by the current vendors. The kitchen was also fitted by the highly renowned Clive Christian.







## Ground and Lower Ground Floors

The front door opens to an entrance vestibule which in turn leads to the reception hall with gracious staircase to the first floor. Doors lead to all the principal reception rooms. The double aspect drawing room has two sash windows to the front and two sets of French doors to the side. There is decorative plaster work and a decorative fire surround with open fireplace. The sitting room/library is also double aspect and is fitted with a range of bookshelves and an open fireplace. The dining room is at the

rear and is panelled with two corner display niches. There is a formal cloakroom with w.c. off the hall. The open plan kitchen/breakfast room/orangery is a superb feature of the house. It is comprehensively fitted with an attractive range of bespoke oak wall and base units by Clive Christian together with a large island unit. There are marble worktops. There is also a pantry. Off the kitchen is a utility room with door to outside and a further w.c.

A wide staircase leads from the reception hall down to the lower ground floor. There is a principal room which was originally a billiards room but is currently used as a studio. There is a workshop and boiler room that also provides additional storage.



## First Floor

The elegant staircase rises to the substantial galleried landing. The master bedroom is to the front and is double aspect benefitting from delightful far reaching views. There is a dressing room with a range of fitted wardrobes and a door to the en-suite bathroom.

There are 5 further bedrooms, 4 of which are doubles. There is also a family bathroom with separate shower cubicle. There is a further w.c.

## Annexe

The annexe is a detached two storey brick building of 2555 sq. ft. It was originally the garaging for the property but was converted and extended by a previous owner to provide offices. It is considered that it could be converted to a variety of purposes subject to the necessary consents.

## Externally

The gardens and grounds form a delightful setting for the house. The house is approached via a 322 yard long tree lined drive arriving at the substantial gravel parking and turning area in front of the house. The drive continues down to the annexe.

Immediately to the side of the house is a substantial paved terrace providing a delightful area for alfresco dining. There are superb formal gardens to the side and front of the house laid predominantly to lawn with a wide array of mature shrubs.











There is a feature circular area with box hedging. In the rear section of the grounds is a kitchen garden with a selection of fruit bushes and trees.

There is a paddock to the rear and a large strip of woodland. The western side of the grounds is currently laid to pasture.

Services		
Central Heating	✓	Oil Fired
Drainage	✓	Mains
Electricity	✓	Mains
Water	✓	Mains

**Local Authority**

Canterbury City Council 01227 862000.

**Fixtures and Fittings**

Items known as vendors fixtures and fittings are specifically excluded from the sale but may be available by separate negotiation. Integrated appliances and fitted carpets are included within the sale.

**Viewings**

Strictly by prior appointment with the vendors joint sole agents Knight Frank 01732 744477 or Finns 01227 454111.

**Directions (CT4 7PH)**

From Canterbury head east on the ring road and at the roundabout head towards Wincheap. Proceed through Wincheap and continue on the A28 proceeding over the junction with the A2. Continue to the next roundabout and take the first junction (Milton Manor Road) The entrance drive will then be found after a short distance on the left.

**Agents Note**

There is a further 4 acres available by separate negotiation as shaded blue on the boundary plan.

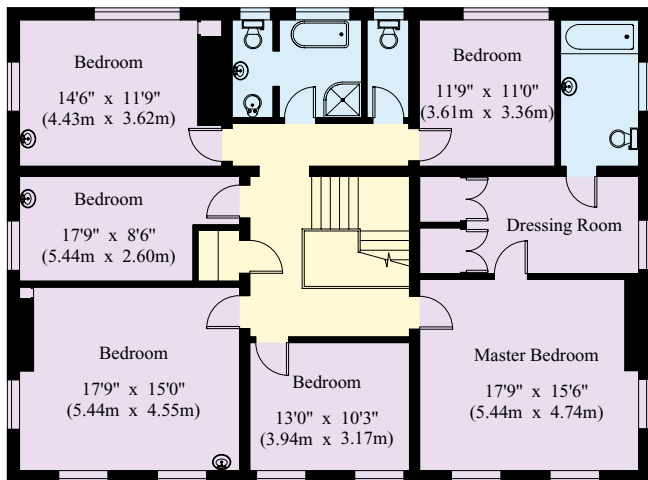


# Approximate Gross Internal Floor Area

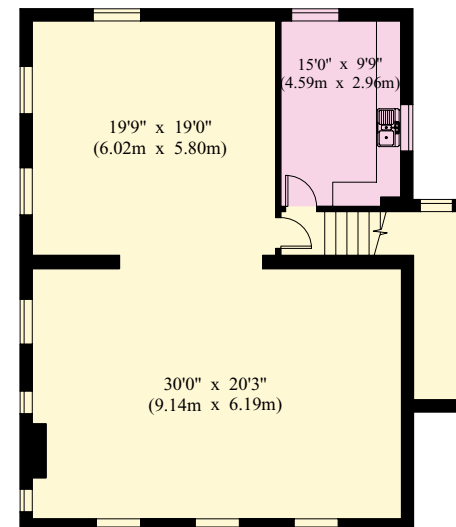
House: 494.4 sq.m (5321 sq.ft.)

Annexe: 237.4 sq.m (2555 sq.ft.)

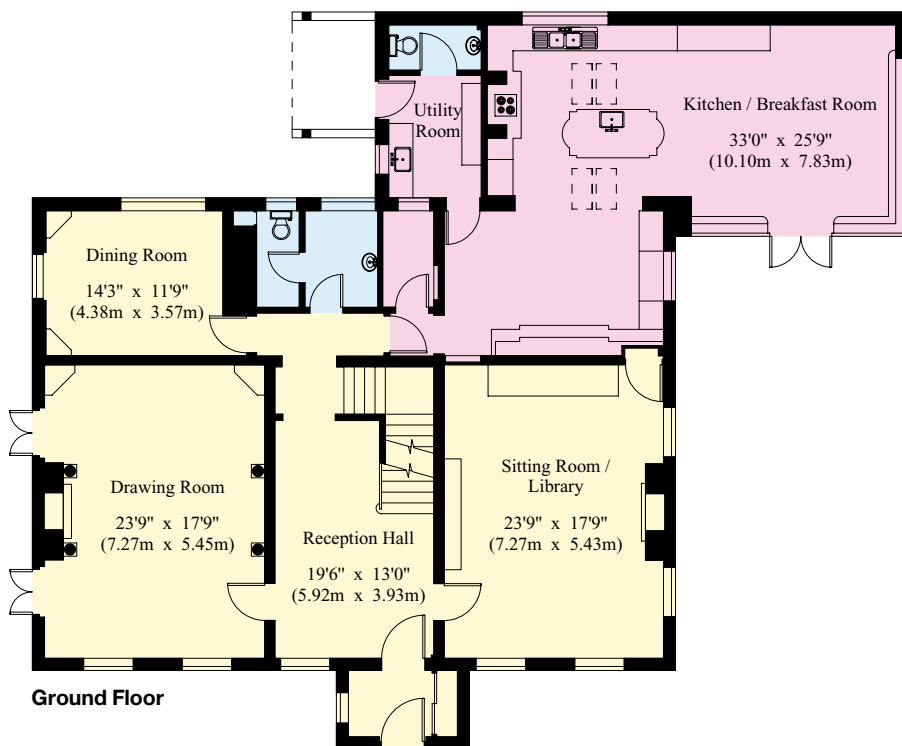
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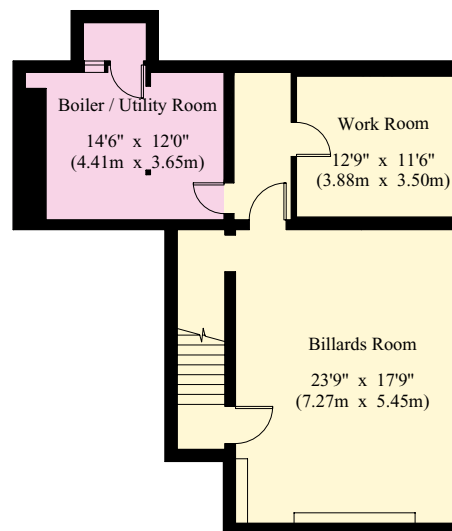
First Floor



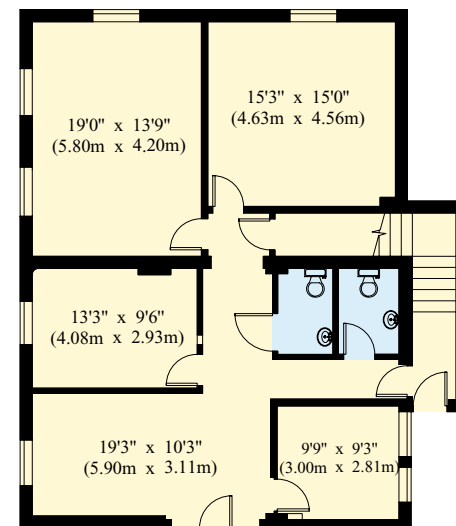
Annexe First Floor



Ground Floor



Lower Ground Floor

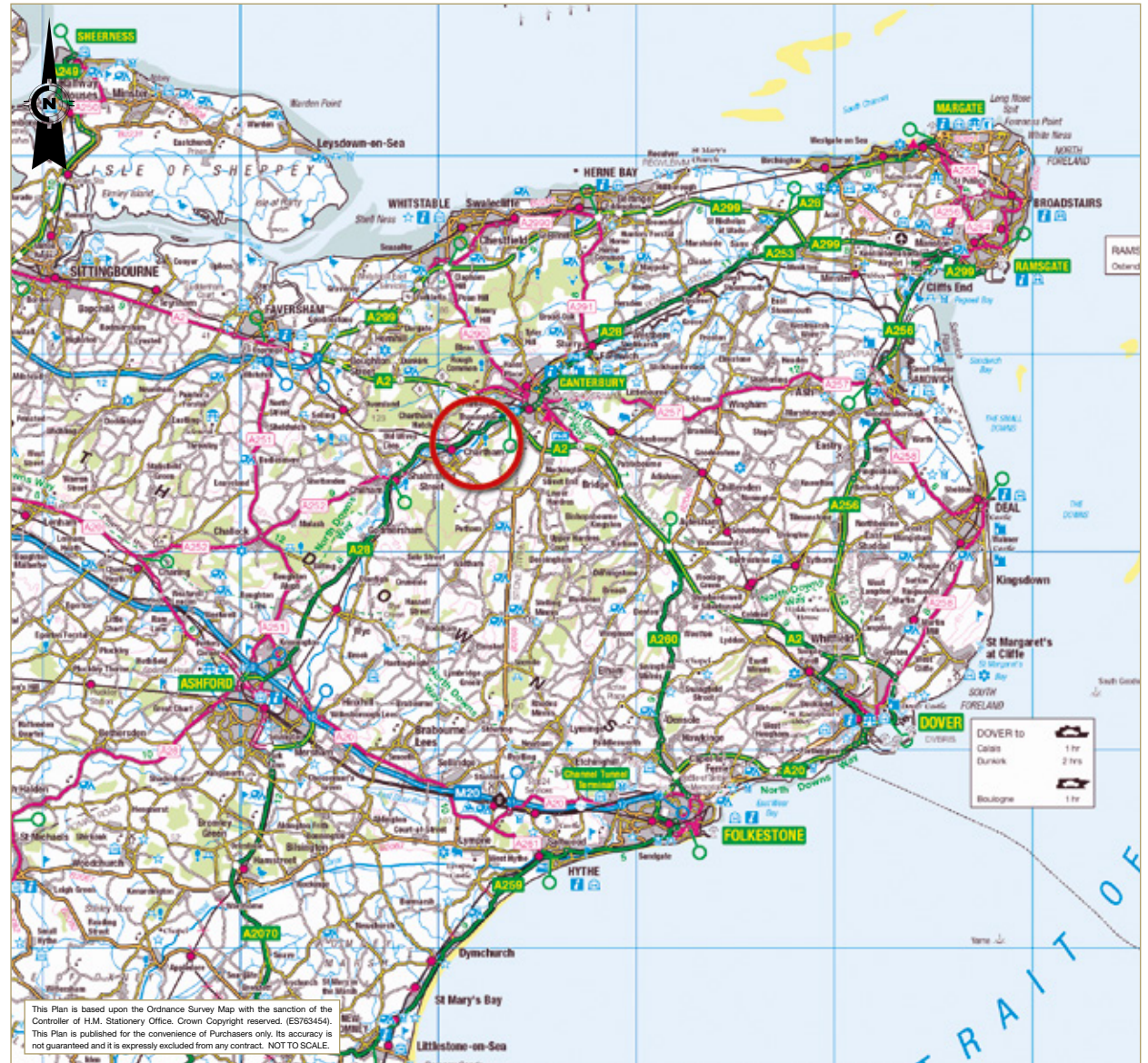
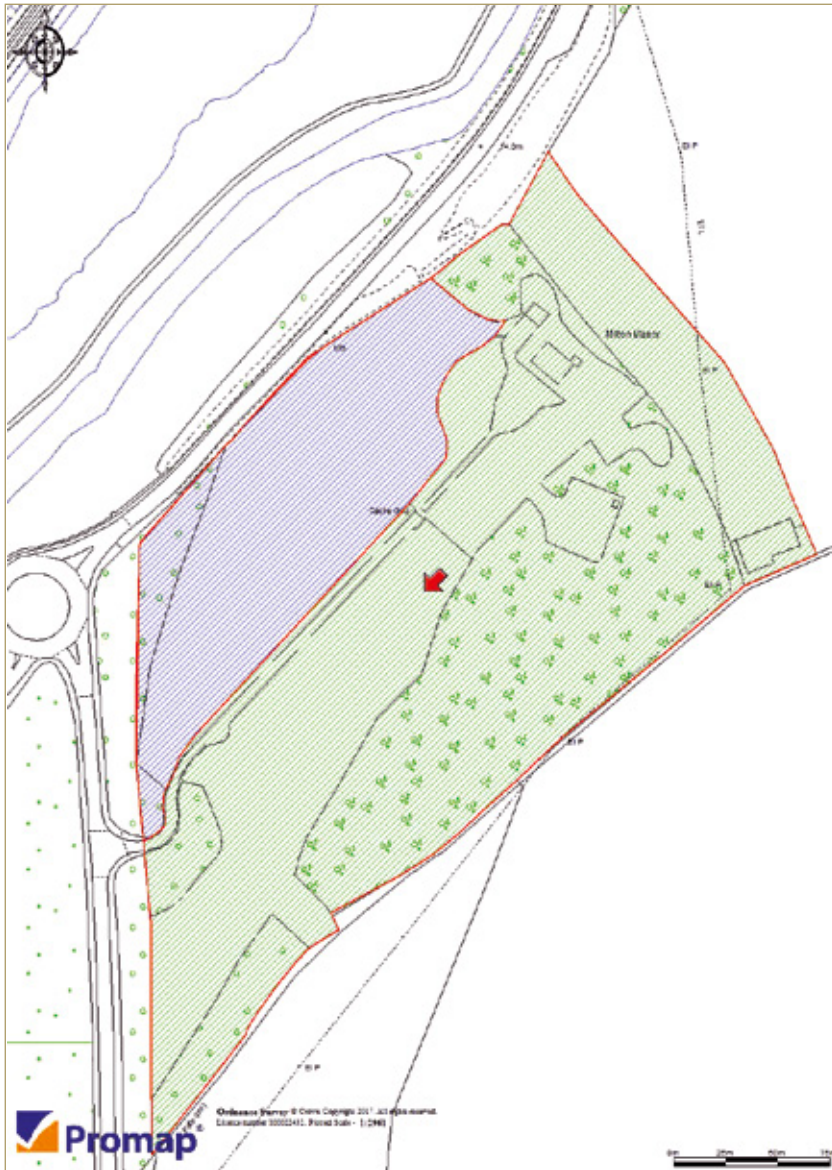


Annexe Ground Floor









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#### Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	29



