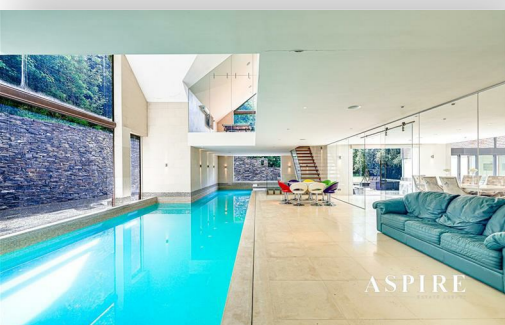


**To arrange a viewing contact us
today on 01268 777400**



Taylors Hill, Canterbury Guide price £3,000,000

Exceptional 21st Century Country Residence Offering Total Privacy and Luxury

When it comes to privacy, security, and sheer exclusivity, this extraordinary 21st-century country residence truly stands in a league of its own. Discreetly tucked away in a secluded wooded dell and surrounded by approximately 2.2 acres of landscaped and natural grounds, the property offers complete sanctuary. Accessed via a stretch of privately owned road, it is secured behind imposing solid wood electronic gates set into a high brick wall. A sweeping driveway leads to generous parking areas, an integral triple garage with electronic doors, and a detached outbuilding—all thoughtfully positioned for maximum discretion.

From the moment you step into the awe-inspiring entrance hall, it's clear this is a home designed to impress. Limestone flooring flows throughout the ground floor, complementing the striking curved stainless steel staircase. Just off the hall, you'll find a substantial storeroom/boot room, a sleek shower room, and access to the heart of the home, a breath-taking open-plan space that blends luxury and functionality.

Here, a state-of-the-art kitchen designed by Wolf and Sub-Zero seamlessly integrates with a dramatic double-height living area featuring a raised fireplace and bi-fold doors opening onto the gardens. A stylish dining space is framed by a glass wall that overlooks the stunning infinity pool, while a separate prep kitchen offers additional space for culinary excellence. Other ground-floor highlights include a peaceful library, a dedicated office with access to the gravel terrace, and an expansive double-height formal sitting room with a magnificent cathedral-style window, log burner, and direct access to the outdoor entertaining areas.

GUIDE PRICE £3,000,000 TO £3,300,000

www.aspireestateagents.co.uk

Entrance Hall: 30'7 x 19'9 (9.33m x 6.02m)

Bedroom 4: 15'1 x 7'10 maximum (4.60m x 2.39m)

Kitchen/Dining/Sitting Areas: 67'0 maximum x 29'4 maximum (20.44m x 8.95m)

Home Office/Bedroom 5: 44'3 x 19'7 (13.50m x 5.97m)

Sitting Room: 21'8 x 15'0 maximum (6.61m x 4.58m)

Laundry Room

Library: 15'0 x 12'0 (4.58m x 3.66m)

OUTSIDE

Office: 20'3 x 19'4 (6.18m x 5.90m)

Rear Garden

Shower Room

Front Garden

General Store

Electric Gated Driveway

Prep Kitchen

Triple Garage: 28'6 x 19'4 (8.69m x 5.90m)

Indoor Infinity Pool/Spa: 64'2 maximum x 28'1 maximum (19.57m x 8.57m)

Garden Store: 12'8 x 9'11 (3.86m x 3.02m)

Sauna

Garden Mower Store: 19'11 x 8'8 (6.07m x 2.64m)

Steam Room

LOWER GROUND FLOOR

Plant Room: 34'11 maximum x 18'5 maximum (10.65m x 5.62m)

Cinema: 25'0 x 24'10 (7.63m x 7.57m)

FIRST FLOOR

Galleried Landing

Main Bedroom: 25'2 maximum x 21'3 maximum (7.68m x 6.48m)

Dressing Room: 19'3 x 11'11 (5.87m x 3.63m)

En Suite Bath/Shower Room

Gymnasium: 23'1 maximum x 21'6 maximum (7.04m x 6.56m)

Bedroom 2: 28'3 maximum x 19'3 maximum (8.62m x 5.87m)

En Suite Bath/Shower Room

Bedroom 3: 27'0 maximum x 14'8 maximum (8.24m x 4.47m)

En Suite Bath/Shower Room

Maelstrom House, Taylors Hill, Chilham
Main House internal area 12,305 sq ft (1,143 sq m)
Garage internal area 550 sq ft (51 sq m)
Garden Store & Motor Room internal area 198 sq ft (18 sq m)
Garden Machinery Store internal area 172 sq ft (16 sq m)



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.