



CHRISTOPHER HODGSON

# Shepherdswell

## *Sibertswold Place, 77 Church Hill, Shepherdswell, Kent, CT15 7NT*

Freehold

An opportunity to acquire a magnificent period house situated in an idyllic rural village within close proximity of Canterbury (12.8 miles). Shepherdswell benefits from a highly regarded primary school, convenience store, public house, village hall and mainline railway station (0.4 miles).

Externally the generous rear garden incorporates a lawned area and a tennis court, and to the front of the property a driveway provides off road parking for several vehicles.

Sibertswold Place is Grade II listed and believed to date in part to the 18th Century, with some later additions. The house would now benefit from some updating and improvement and retains many original features including inglenook fireplaces and exposed timbers.

The substantial accommodation of circa 3832 sq ft (356 sq m) is arranged over three floors to provide a reception hall, sitting room, dining room, kitchen, study, five bedrooms and three bathrooms. A large double cellar spans the width of main house, and attached to the house there is a separate annexe with sitting room, kitchen, bedroom and bathroom.

**Location**  
Shepherdswell lies approximately 12.8 miles from the Cathedral City of Canterbury and boasts a good range of facilities including a primary school, shops, a public house, post office and a wide range of recreational facilities. Situated on the edge of the Kent Downs Area of Outstanding Natural Beauty, the area benefits from a wealth of walks, rides and cycle routes. As well as the mainline train station, there is a regular bus service running through the centre of the village, giving access to Canterbury and the Channel Port of Dover. Both offer excellent additional recreational, educational and shopping facilities, together with high speed mainline train services to London.

**Accommodation**  
The accommodation and approximate measurements (taken at maximum points) are:

### GROUND FLOOR

- Reception Hall
- Dining Room 16'5" x 14'1" (5.02m x 4.30m )
- Kitchen 16'5" x 9'10" (5.02m x 3.00m )
- Sitting Room 16'3" x 14'1" (4.97m x 4.30m)

- Study 19'6" x 9'11" (5.95m x 3.04m)
  - Cloakroom
- FIRST FLOOR
- Bedroom 1 14'8" x 14'2" (4.48m x 4.33m)
  - En-Suite Bathroom 10'2" x 7'2" (3.12m x 2.2m)
  - Bedroom 2 14'1" x 12'10" (4.30m x 3.91m)
  - Bedroom 3 14'10" x 10'3" (4.54m x 3.14m)
  - En-Suite Shower Room 7'3" x 5'11" (2.23m x 1.81m)
  - Bathroom 11'4" x 10'3" (3.46m x 3.14m)
- SECOND FLOOR
- Bedroom 4 16'8" x 9'1" (5.10m x 2.77m )
  - Bedroom 5 16'4" x 8'11" (4.98m x 2.74m)
- CELLAR
- Cellar 19'10" x 14'3" (6.05m x 4.35m)
  - Cellar 18'6" x 14'3" (5.66m x 4.35m)

### ANNEXE

#### GROUND FLOOR

- Annexe Entrance Hall 9'5" x 8'10" (2.89m x 2.71m)
- Annexe Sitting Room 17'10" x 17'7" (5.44m x 5.35m)
- Annexe Kitchen 10'1" x 5'11" (3.08m x 1.82m)
- Annexe Cloakroom

#### FIRST FLOOR

- Bedroom 15'6" x 10'7" ( 4.74m x 3.25m)
- Bathroom 8'6" x 6'9" (2.59m x 2.06m)

#### OUTSIDE

- Rear Garden 153' x 102' (46.63m x 31.09m)
- Tennis Court
- Parking

#### Video Tour

Please view the video tour for this property, and contact us to discuss arranging a viewing.









**Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS**

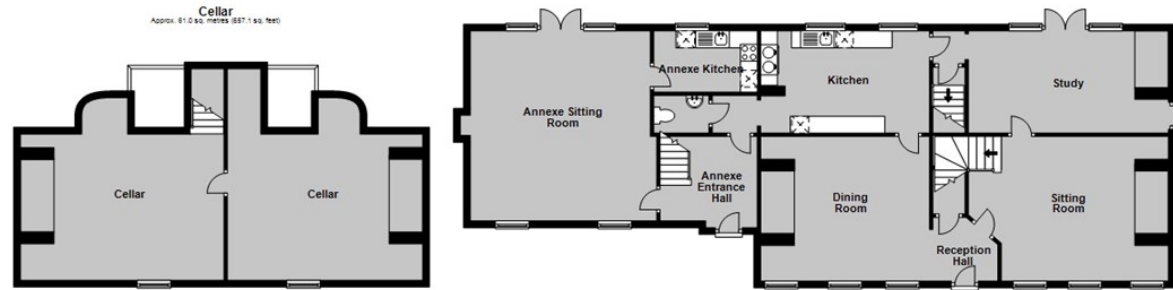
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## ENERGY PERFORMANCE CERTIFICATE

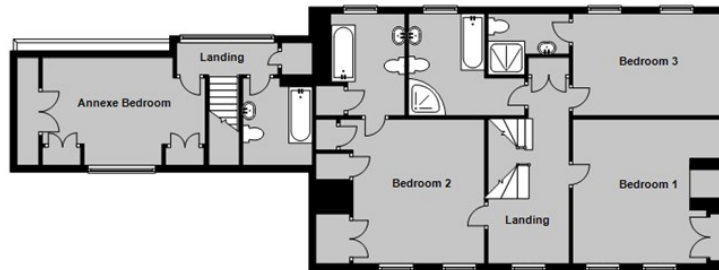
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**Ground Floor**  
Approx. 128.0 sq. metres (1488.4 sq. feet)



**First Floor**  
Approx. 121.4 sq. metres (1308.8 sq. feet)



**Second Floor**  
Approx. 24.5 sq. metres (271.4 sq. feet)



Total area: approx. 356.0 sq. metres (3831.7 sq. feet)





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