



Maelstrom House
Taylors Hill | Chilham | Canterbury | Kent | CT4 8BZ

FINE & COUNTRY

MAELSTROM HOUSE



Step inside

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When it comes to privacy, security and discretion this stunning and unique 21st century country house has it all. Whether it is the indoor infinity swimming pool, the custom designed cinema room, the state-of-the art technology or the superb Wolf and Sub Zero designed chef's kitchen, there is something for everyone. Completely hidden down a wooded dell surrounded by 2.2 acres of grounds that were previously part of the Chilham Castle Estate, it is approached along part of a private road owned by the property that leads to solid wood electronic gates, flanked by a high brick wall. The gates open onto a drive down to the large outer car parking area and an archway to the inner car park and an integral triple garage with electronic doors and a large, detached pitched roof outbuilding currently used for storage.

The front door opens into the awe-inspiring entrance hall with its limestone flooring that flows throughout the ground floor and the beautifully designed curved stainless steel and wood staircase that sweeps up to the first floor. Off the hall is a very large storeroom and boot cupboard as well as a spacious shower room with a pair of trendy basins as well as steps down to the truly impressive 'hub of the household' that includes the amazing double height kitchen, sitting and dining areas. It is at this stage that you really begin to appreciate not only the uniqueness of this amazing property but also how incredibly light and bright it is with vast picture windows in many of the rooms, walls of glass and bi-fold doors. This is ably demonstrated in the large dining area that includes a glass door and wall that overlooks the indoor swimming pool complex and beyond to the impressive Welsh slate feature wall in the garden, a very large picture window. There are also six bi-fold doors with windows above in the sitting area that also has a raised box fireplace as a focal point. There is also a glass fronted 'minstrels gallery' style first floor landing that overlooks the whole room.

For anyone who enjoys catering and entertaining the chef level kitchen is a true dream. Wolf and Sub Zero have designed their stainless steel kitchens for such culinary luminaries as Jamie Oliver, Gary Rhodes and Gordon Ramsay and celebrities including Sir Paul McCartney, David and Victoria Beckham, Madonna and Rod Stewart to name but a few, so it means you are in excellent company. The kitchen area has a range of stainless steel wall units housing a large integrated fridge, freezer, two built in ovens and a full height wine cooler as well as islands that include a breakfast bar and a built in teppanyaki griddle for cooking Japanese food, an eight ring gas hob, sinks and an 'intelligent' and sensitive air conditioning systems to remove unwanted cooking smells. To ensure that none of the 'messy' aspects of catering are seen in the main kitchen area there is a separate kitchen for food preparation and dishwashing facilities.

The ground floor includes a delightful library with bespoke shelving and an integrated fridge, a good sized office with a door to the gravel terrace that could always be a ground floor bedroom for elderly relatives or those who find the stairs difficult as there is also the available shower room nearby. There is also a magnificent double height, dual aspect sitting room if you want somewhere quiet to repair to. This light and bright room has a vast double height cathedral style window and a door to the terrace as well as a cosy log burner and is overlooked by a mezzanine seating area with a glass balcony.

The main staircase leads to the primary landing overlooking the family space. It has beautiful wood flooring that flows throughout the first floor including into the superb main suite with its various shaped vaulted ceiling and delightful picture window. There is an excellent dressing room with bespoke clothes storage and shelving that leads to the luxurious en suite bath/shower room with steps up to the impressive air bath for relaxation, two infinity limestone basins and a wet room style shower. Both the bedroom and bathroom have a wall of frosted glass and doors that lead to a secondary landing that overlooks the swimming pool and providing delightful views across the garden and includes a glassed in gym and secondary stairs to the swimming pool complex.

This floor also provides three further, individually designed double bedrooms with en suite facilities including a fun room for a teenager with steps up to a built in double bed and bath, another with a seating area, large built in cupboards and very trendy en suite stone style bath, black slate basin, shower and walls and the third with a seating area, cathedral style windows, a vaulted ceiling and an elegant en suite bathroom with a stand alone bath and wet room style shower. There is also the 'snug' overlooking the sitting room, mirrored cupboards on the landing, a very useful fitted laundry room with Miele appliances and a splendid dual aspect home office/fifth bedroom with vaulted ceilings, feature brick walls, and cathedral style windows.

For leisure and pleasure you can enjoy the beautiful infinity swimming pool with its vast internal terrace where you can sit and relax with a cup of coffee or revel in the large sauna and steam rooms, while later in the day take the steps down to the beautifully designed cinema room and sink into a comfortable chair while sipping a glass of wine from the bar and watch your favourite movie.

Outside the very easy to maintain garden is primary laid to lawn with a gravel terrace and paved patio as well as the slate wall with steps up to the woodland areas. There are a wide variety of mature and specimen trees and shrubs that surround the property.



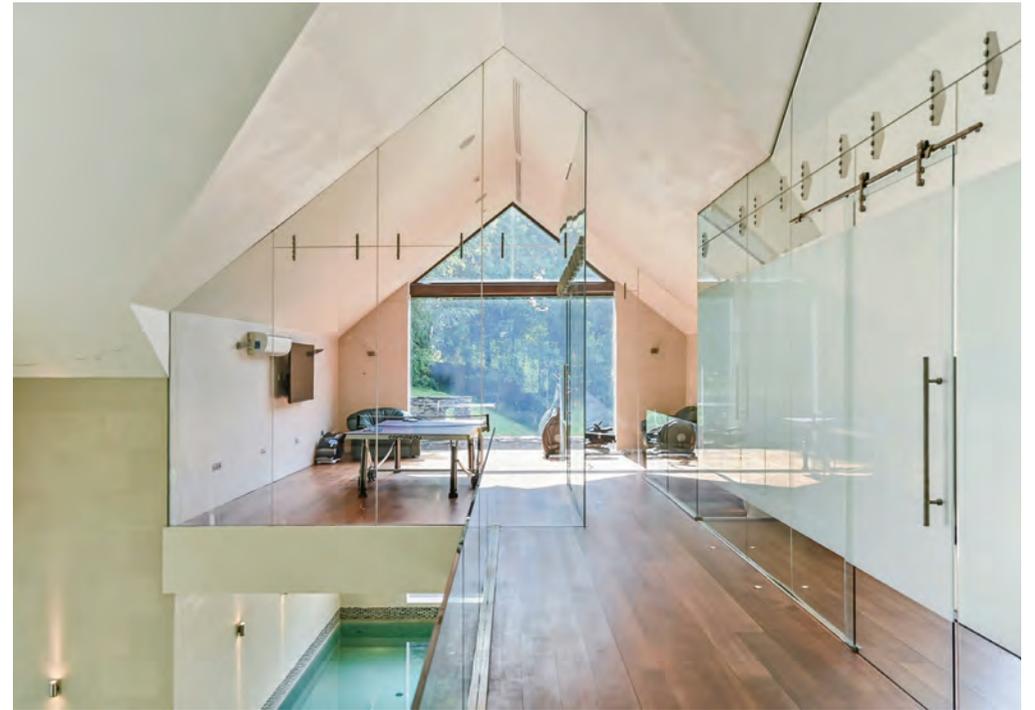












Seller Insight

“ It has been a delight and a privilege to live here and enjoy the privacy and security that the position of the property provides. Indeed the privacy aspect has been so important that historically previous owners actually rented the house out to certain A-List celebrities when they were performing locally. It has been a great place for our family but they have now moved away so we are looking to start a new chapter in our lives. It is a unique property that, although it was built 17 years ago, was really way ahead of its time when it comes to the ultimate in upmarket design and technology. There is also the wonderful juxtaposition between the traditional and the modern which we love and it will be a wonderful main home for someone who enjoys the country and the privacy but who perhaps also might need to spend time elsewhere as it is very easy to run and with its high tech design can be controlled from your smart phone.

The location itself is delightful as Chilham is the ultimate in quintessential English villages and is probably one of the most beautiful villages in the Southeast of England, if not in the whole country. It nestles in the midst of an Area of Outstanding Natural Beauty and it is only a minute for us to walk to the charming village square with its black and white houses, pubs, tearoom, post office and access to Chilham Castle. The gardens and surrounding areas provide wonderful places to walk while the excellent Badgers Hill farm shop and café provides a wide variety of daily items and quality local produce. For horsey aficionados there is the Chilham Park Livery Centre and in the 300 acre Chilham Park there is also an international cross country course and a number of equestrian events throughout the year.

There is a good primary school in the village and excellent private and grammar schools in nearby Canterbury as well as three universities. This historic city includes a plethora of ancient buildings, pubs, restaurants and two theatres as well as a variety of high street stores and independent shops, recreational facilities including a golf course and sports centre and two mainline stations. However you can drive from Chilham to Ashford International in about 15 minutes and catch the high speed train to St Pancras and be in central London in less than an hour, door to door. It is within easy reach of Folkestone and Dover for access to London and the Continent as well as the coast for a day on the beach. For golfing enthusiasts there are also the championship courses at Sandwich while the sailing fraternity is well catered for in Whitstable, Walmer and Ramsgate.

Technology

The property was designed some 17 years ago for a member of the Pentland Homes family and it is believed it took two years to complete as a very special project. Despite the 17 years, from a technological point of view, the house was way ahead of its time and could be considered state-of-the-art even today. It includes a Control 4 system that controls the underfloor heating on all three floors with individual thermostatic controls, a central Vac system, air conditioning, electric blinds and curtains, a Lutron lighting system throughout the house and a top-of-the range AMX audio-visual system as well as a UV and chlorine filter system for the swimming pool. The plant room incorporating all these facilities can be found on the lower ground floor.

History

Although the property is ultra-modern the environment and the grounds are steeped in history. Up until 2006 it was part of the Chilham Castle Estate. The original Chilham Castle was built in 709 by the 'King of Kent,' and was probably made of wood. However the Keep dates to Norman times and was erected 1174 while the current Jacobean mansion was built in 1616 for Sir Dudley Digges. Over the years it has had a number of owners and in 1949 it was bought by the 13th Viscount Masereene who lived there until his death in 1992 but is currently a private residence. It has also been the backdrop for a number of films and TV series including Moll Flanders, Poirot and Dempsey and Makepeace.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













Travel Information

By Road

Chilham station	0.9 miles
Ashford International	9.8 miles
Canterbury	7.4 miles
Channel Tunnel	19.1 miles
Dover Docks	23.4 miles
Gatwick	61.5 miles
Charing Cross	59.7 miles

By train from Chilham

St Pancras	55 mins
Ashford International	13 mins
Canterbury	9 mins
London Charing Cross	1hr 33 mins
London Victoria	1 hr 21 mins
Ashford to St Pancras	36 mins

Leisure Clubs & Facilities

Chilham Sports Centre	01227 730233
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Chilham Mill Angling	07748 767882
St Georges Golf Club	01304 613090
Princes Golf Club	01304 611118
Ramsgate Marina	01843 572100
Whitstable Sailing Club	01227 272942

Healthcare

Chilham Surgery	01227 731210
Old School Surgery	01227 738282
Kent and Canterbury Hosp	01227 766877
Chaucer Hospital	01227 825100
William Harvey Hospital	01233 633331

Education

Primary Schools:

St Mary's Chilham Primary	01227 730442
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
Kings Junior	01227 714000
Ashford Prep	01233 625171

Secondary Schools:

Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 475000
St Edmunds	01227 763231
Ashford School	01233 625171

Entertainment

White Horse Inn	01227 730355
Woolpack Inn	01227 730351
Shelley's tearooms	01227 730303
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre and Cinema	01227 769075

Local Attractions/Landmarks

Chilham Castle gardens and parkland
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum





Total Approximate Square Footage: 12,500 sq.ft.



GROUND FLOOR

Entrance Hall	30'7 x 19'9 (9.33m x 6.02m)
Shower Room	
General Store	
Prep Kitchen	
Kitchen/Dining/Sitting Areas	67'0 maximum x 29'4 maximum (20.44m x 8.95m)
Office	20'3 x 19'4 (6.18m x 5.90m)
Sitting Room	21'8 x 15'0 maximum (6.61m x 4.58m)
Library	15'0 x 12'0 (4.58m x 3.66m)
Indoor Infinity Pool/Spa	64'2 maximum x 28'1 maximum (19.57m x 8.57m)
Sauna	
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	
Bedroom 4	15'1 x 7'10 maximum (4.60m x 2.39m)
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	
Laundry Room	
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)
Home Office/Bedroom 5	44'3 x 19'7 (13.50m x 5.97m)

OUTSIDE

Rear Garden	
Front Garden	
Electric Gated Driveway	
Triple Garage	28'6 x 19'4 (8.69m x 5.90m)
Garden Store	12'8 x 9'11 (3.86m x 3.02m)
Garden Mower Store	19'11 x 8'8 (6.07m x 2.64m)

Council Tax Band: H
 Tenure: Freehold
 £3,500,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 24.11.2023





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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