



Rose Cottage  
Short Street | Chillenden | CT3 1PR









# Step inside

## Rose Cottage

Whether you are looking for a wonderful permanent home or the ultimate weekend and holiday retreat, a rare opportunity has arisen to acquire a stunning detached period cottage in the charming village of Chillenden in a Special Landscape Area. Originally part of a local estate it is believed to be more than 200 years old but has recently been completely but sensitively modernised to provide everything required for the most discerning owner. At the same time it still retains wonderful features from a bygone era such as exposed beams in many of the rooms that give it such a special character.

The property is approached via double gates that open onto a gravel driveway flanked by a new picket fence and shrub border as well as raised flower beds and where you can park about three cars. With its Kent peg tile roof, chimney stacks, leaded light oak and Accoya windows and the new and impressive green oak framed and pitched roof front porch, it has immediate kerb appeal even before you walk through the gorgeous oak front door. Once across the threshold into the spacious hall with its open staircase and door to the garden, you can begin to appreciate everything about this light and bright, beautifully maintained cottage with its high end fixtures and fittings such as oak doors and solid American Mississippi oak flooring that flows throughout most of the ground floor. The well-proportioned dual aspect kitchen with its feature brick wall has delightful shaker style units housing AEG and Siemens appliances including an inset induction hob, virtually unused built in oven and microwave as well as an integrated dishwasher and larder fridge with a fruit and vegetable cooler section and a Franke hot tap. There is an adjacent fitted utility room with Travertine flooring, laundry facilities and an integrated freezer.

Friends and family will be delighted to enjoy a meal in the charming dual aspect dining room with half height built in cupboards and a fireplace currently in use as an excellent wine rack, as well as French doors to the very spacious terrace. While the superb light and bright dual aspect sitting room is ideal as a place to relax in front of the attractive fireplace with its modern log burner and oak feature over mantle or enjoy looking out into the rear garden on a sunny day through the French doors that also open onto the terrace.

Upstairs there is a family bathroom with Villeroy and Boch sanitaryware including a lovely claw foot bath as well as three double bedrooms. One has a vaulted ceiling, cross beams, a feature brick chimney breast and fireplace, another also has a brick chimney breast and fireplace as well as a ladder to a mezzanine area which makes a great space for kids while the light dual aspect main bedroom has a wall of newly installed built in wardrobes and a Villeroy and Boch en suite walk-in double shower with access to the boarded and insulated loft.

The large terrace in the secluded rear garden is a real suntrap and is ideal for outdoor entertaining. There are fascinating steps up to the newly laid and beautifully manicured lawn, bordered by flower and shrub beds as well as high hedging, that leads to a useful garden shed and a charming patio where you can enjoy the evening sunshine, sipping a glass of wine.





# Seller Insight

“ This has been my wonderful home for the past 22 years and it will be a wrench to leave it but I am now starting a new chapter in my life so I hope new owners will enjoy the cottage as much as I have and will appreciate all the time and effort that has gone into the renovation and refurbishment over the past few years. There is new plumbing and radiators, electrics, flooring, bathrooms and kitchen as well as insulation throughout the property.

I love the village with its very friendly community, historic Norman church and village hall as well as the renowned Griffin's Head pub that hosts a monthly classic car and barbecue get together. It is not far to Adisham with its primary school rated Outstanding by Ofsted and where the trains link up with the Canterbury stations and the high speed train that can whisk you to St Pancras in under an hour.

Goodnestone is nearby with Gibson's farm food hall where you can purchase excellent local produce and Goodnestone Park, famous for being where Jane Austen spent much of her time and wrote part of Pride and Prejudice. There is also the picturesque village of Wingham with its tree-lined high street and two pubs including the Dog Inn, winner of the 2019 Great British Pub award, the Wingham Central Stores and Country Market, interior design shops and a guitar shop as well as a surgery, dentist and primary school. There are also a multitude of societies and sports club, while the recreation ground has recently been upgraded. For a day out with the family the Wingham Wildlife Park is only half a mile outside the village.

There are excellent grammar schools in nearby Sandwich and Canterbury and top private schools in Canterbury. Here you will also find three universities and a further education college as well as high street stores, individual shops, restaurants and historical buildings. Frequent bus services go between Sandwich, Deal and Canterbury while the A2 is not far if you want to drive to London or to Dover and Folkestone for the Continent and the Cinque Port town of Sandwich with its medieval buildings, shops, restaurants and championship golf courses is also within easy driving distance. There are a number of excellent dining establishments within a radius of a 10 to 40 minute, some of them with Michelin stars.\*

\* 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:	
Adisham Station	3.5 miles
Sandwich	5.5 miles
Canterbury	10.0 miles
Channel Tunnel	16.2 miles
Dover Docks	12.8 miles
Gatwick Airport	77.6 miles
Charing Cross	73.0 miles

By Train from Adisham	
Canterbury West	30 mins
Dover Priory	19 mins
St Pancras	1hr 44mins
Charing Cross	2hr 10 mins
Victoria	1h 38mins

By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins

### Leisure Clubs & Facilities

Canterbury West  
Dover Priory  
St Pancras  
Charing Cross  
Victoria

### Healthcare

Wingham Surgery  
Aylesham Medical Practice  
Kent and Canterbury Hospital  
Chaucer Hospital  
Wingham Dental Practice

### Education

#### Primary Schools:

Adisham Primary  
Goodnestone Primary  
Wingham Primary  
Kings Junior  
Kent College Junior  
St Edmunds Junior  
Northbourne Park Prep School

30 mins  
19 mins  
1hr 44mins  
2hr 10 mins  
1h 38mins

01227 831900  
01304 840415  
01227 766877  
01227 825100  
01227 720294

01304 849172  
01304 840329  
01227 720277  
01227 714000  
01227 762436  
01227 475600  
01304 611215

### Secondary Schools:

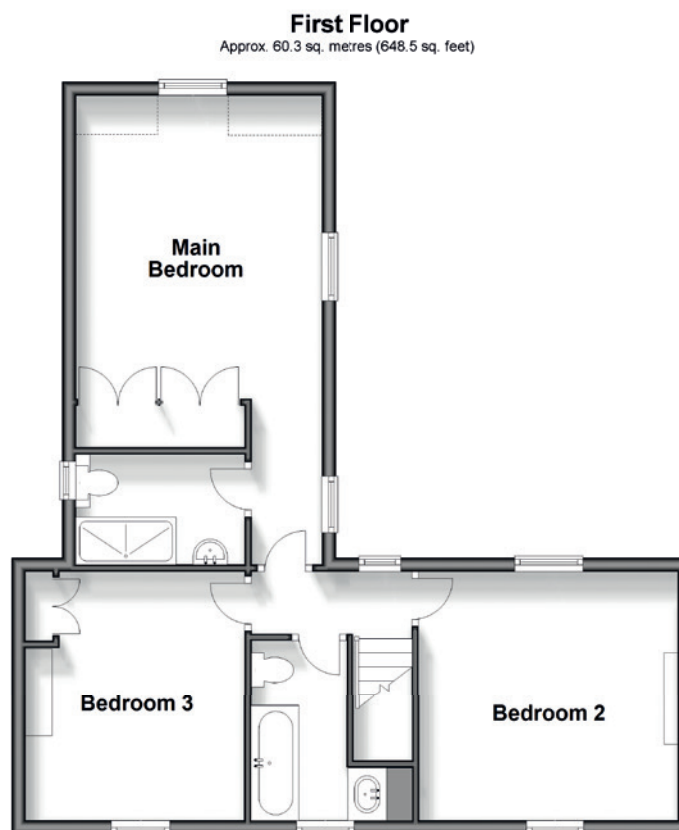
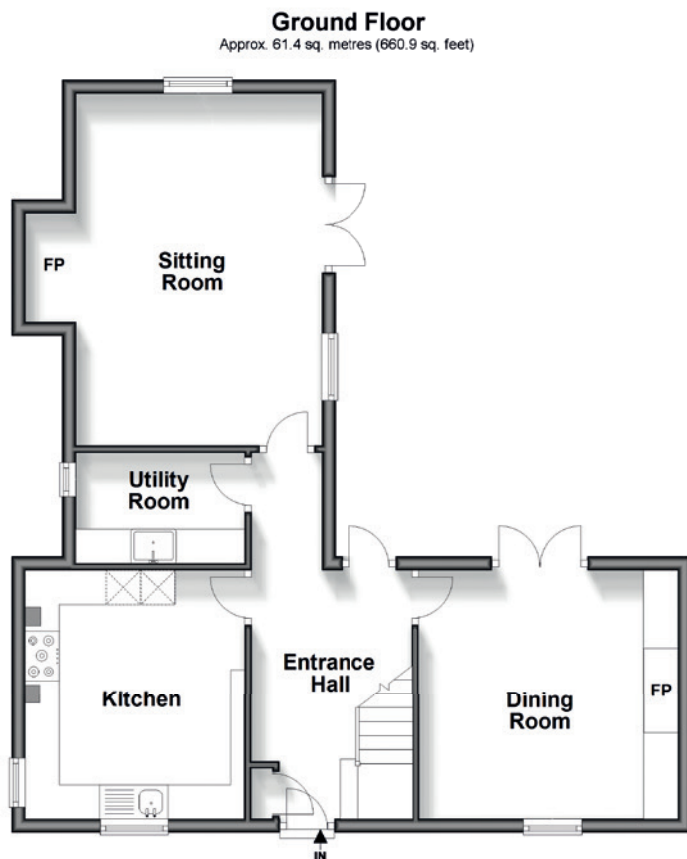
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
St Roger Manwood Grammar	01304 610200
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000

### Entertainment

The Griffin's Head	01304 840325
The Dog Wingham	01227 720339
The Duke William Ickham	01227 721308
The Anchor Wingham	01227 720392
Marlowe Theatre, Canterbury	01227 787787
Abode Hotel	01227 766266

### Local Attractions/Landmarks

Wingham Wild Life Park  
Howletts Animal Park  
The Canterbury Tales  
The Beaney House  
Canterbury Cathedral  
Canterbury Heritage Museum  
Dover, Deal and Walmer Castles



#### GROUND FLOOR

Entrance Hall	
Kitchen	12'4 x 10'6 (3.76m x 3.20m)
Utility Room	
Sitting Room	17'0 x 11'0 (5.19m x 3.36m)
Dining Room	12'5 x 12'0 (3.79m x 3.66m)

#### FIRST FLOOR

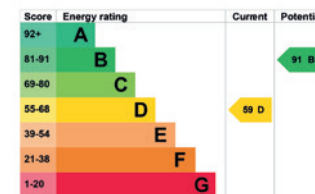
Landing	
Main Bedroom	15'2 x 11'9 (4.63m x 3.58m)
En Suite Shower Room	
Bedroom 3	12'5 x 10'3 (3.79m x 3.13m)
Bathroom	
Bedroom 2	12'5 x 11'11 (3.79m x 3.63m)

#### OUTSIDE

Rear Garden  
Gated Driveway

£700,000

Council Tax Band: E  
Tenure: Freehold







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