



Invicta Cottage
Chitty Lane | Chislet | Canterbury | Kent | CT3 4EA

FINE & COUNTRY



Step inside

Invicta Cottage

Steeped in history the delightful Grade II Listed Invicta Cottage has its origins in the mid-16th century and was lived in by the local bailiff. The outer wall of the original cottage was believed to have been built of flint from the defunct St Giles church at Sarre, while a second cottage and extensions were added at later dates with the entire property being remodelled as one dwelling in more recent years, creating a charming, unique and quirky family home. This aspect is well illustrated from the moment you set eyes on the exterior with its mixture of flint, brick and rendered walls, varied roof lines, chimneystacks and both casement and multi-pane sash windows.

It is surrounded by farmland in the Kent countryside in an Area of Outstanding Natural Beauty and approached down a country lane. Access is through a gate leading to a large gravel driveway providing off road parking for a number of vehicles. There is a large detached pitched Kent peg tile roof garage with space for four cars and stairs that lead to a first floor room with a vaulted ceiling and a vanity basin that makes a great hideaway for teenagers or could be an office/studio. It would also be possible for the entire building to be redeveloped as a separate annexe for elderly relatives, adult children or as a holiday let subject to the appropriate permissions, while the main property could also be divided back into two cottages if there were multi-generational requirements.

The main front door even has its historical large key and leads to the hall with original floor tiles and a door to a modern shower room that is ideal for a wash down after a muddy walk with the dogs. There is also access to the superb contemporary, dual aspect living/dining/family room. Bespoke units with slate worktops - handmade from the slate from a snooker table - house a double oven, hob and a stand-alone dishwasher and there is a fascinating brick built central island breakfast bar as well as stairs to the first floor where you will find a double bedroom with eaves storage and an en suite shower room.

The characterful snug can also be accessed from the hall and includes exposed beams, original tiled flooring, an inglenook fireplace with an open fire and a door to stairs that lead to a first floor double bedroom with an en suite cloakroom and stairs to a second floor double bedroom. There is also a door to the first bedroom but this is currently blocked off. The truly delightful and cosy, dual aspect sitting room features an inglenook fireplace and a large log burner as well as an exposed central beam and solid wood flooring. It also has a door and staircase to the first floor that opens into the first bedroom with an en suite bathroom with its delightful stand-alone clawfoot bath and stairs to the second floor and another double bedroom with a walk in wardrobe.

From the sitting room there is access to the very large dual aspect utility room/second kitchen with terracotta tiles, a beamed ceiling and stable door with a stained glass inset that leads to the lobby and the back door. There is also an Alpha One range cooker that runs the central heating and hot water systems, although there is an immersion heater available if required.

As the cottage is set well back from the road there is a good sized front lawn bordered by a charming picket fence and hedging while the rear garden includes a wraparound concrete terrace, some impressive trees and shrub beds as well as a very large lawn that backs onto fields. There is also an external toilet and a patio area for outdoor entertaining









Seller Insight

“ We moved here in 2001 and it has been a great place to bring up our family but as they have flown the nest it is now time to downsize. We love the character of our home but were delightful to create the modern family space as well. We enjoy the peace and tranquillity as well as the surrounding countryside where we can take the dogs for great walks around the Chislet marshes. These were salt flats in ancient times and they mark the western end of the Wantsum Channel that historically separated the Isle of Thanet from the mainland, but now includes a crisscross of managed dykes. There is also the nearby Saxon Shore Way that is a long distance path that travels from Gravesend to Hastings along the historical coastline. We are quite close to Upstreet with the Grove Ferry Inn, village store and post office as well as a regular bus service between Canterbury and the Thanet towns, while Chislet includes a good primary school.

It is not far to Marshside with the Gate Inn pub and restaurant and for those who enjoy fishing there is the Marshside Fishery with its two lakes covering seven and a half acres and these lakes are well stocked with a variety of fish including carp, tench and bream. For riding enthusiasts there is the Marshside Riding Club in nearby Maypole that also includes the excellent Prince of Wales pub and restaurant, while commuters can use the mainline station at Herne Bay where the high speed train can whisk you to St Pancras in under an hour and a half. If you like watersports there is sailing and jet skiing in Herne Bay and golfing aficionados can enjoy the nearby Whitstable and Seasalter or the Chestfield golf clubs. There is also the Herne Bay High school and excellent grammar and first class private schools in Canterbury, Thanet and Sandwich.”*

* 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:

Herne Bay railway station	5.0 miles
Canterbury	6.9 miles
Dover docks	22.5 miles
Eurotunnel	24.1 miles
Charing Cross	69.6 miles
Gatwick airport	74.0 miles

By Train from Herne Bay

High-Speed St. Pancras	1hr 20 mins
Dover Priory	54 mins
Charing Cross	1hr 50 mins
Victoria	1hr 32 mins
Canterbury	35 mins
Canterbury West to St Pancras	54 mins

Healthcare

The Park Surgery	01227 742662
Coach House Surgery	01227 374040
Herne and Broomfield Surgery	01227 749662
Whitstable and Tankerton Hospital	01227 594400
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Leisure Clubs & Facilities

Marshside Fishery	07702 651202
Marshside Riding Club	07749 322302
Hampton Pier Yacht Club	01227 364749
Herne Bay Sailing Club	01227 375650
Herne Bay Cricket Club	07527 608525
Whitstable Seasalter Golf Club	01227 272020
Chestfield Golf Club	01227 794411

Education

Primary Schools:

Chislet and Hoath Primary	01227 860295
Herne Junior	01227 374069
Reculver C. of E. Primary	01227 375907
Herne Bay Junior	01227 374608
Junior King's Canterbury	01227 714000

Secondary Schools:

Herne Bay High School	01227 361221
King's School	01227 595501
St. Edmund's	01227 475600
Kent College	01227 813906
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567

07702 651202
07749 322302
01227 364749
01227 375650
07527 608525
01227 272020
01227 794411

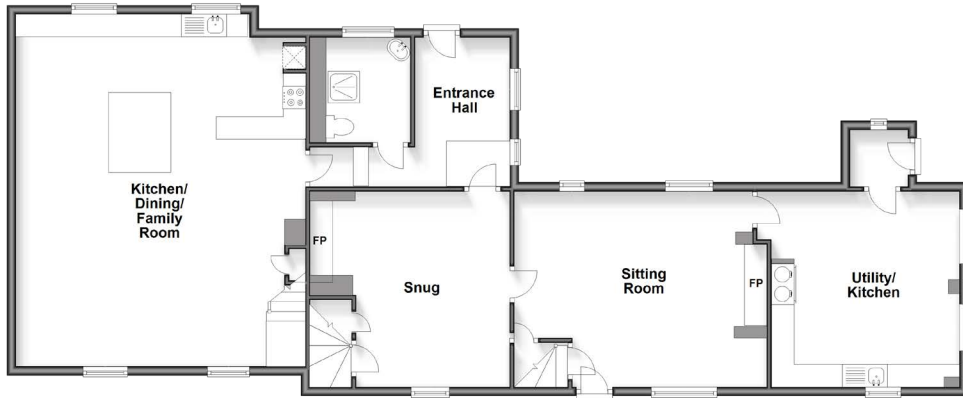
Entertainment

Marlowe Theatre	01227 787787
The Kings Hall	01227 374188
Kavanagh Cinema	01227 360569
The Butcher's Arms	01227 371000
The Wine Bar	01227 368388
The Vintage Empire	01227 360258
A Casa Mía	01227 372947
The Sportsman	01227 273370

Local Attractions/Landmarks

Blean Woods Nature Reserve	01227 464898
Whitstable Museum and Gallery	01227 276998
Wildwood Wildlife Park	01227 712111
Whitstable Harbour	01227 262433
Whitstable Castle	01227 281726
Herne Bay pier	
Reculver Country Park and Towers	
Canterbury Cathedral	

Split Level Ground Floor
Approx. 128.8 sq. metres (1386.8 sq. feet)



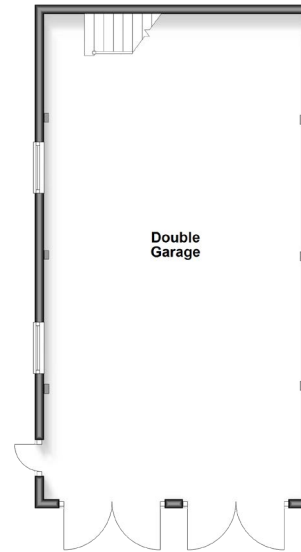
Split Level First Floor
Approx. 91.2 sq. metres (981.3 sq. feet)



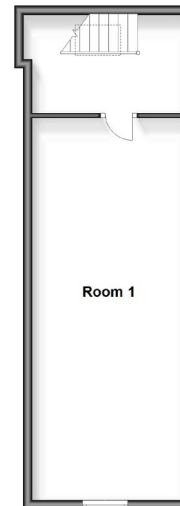
Second Floor
Approx. 28.5 sq. metres (306.7 sq. feet)



Outbuilding Ground Floor
Approx. 61.8 sq. metres (664.8 sq. feet)



Outbuilding First Floor
Approx. 35.9 sq. metres (386.7 sq. feet)



GROUND FLOOR

- Entrance Hall
- Shower Room
- Kitchen/Dining/Family Room 25'7 x 21'1 (7.80m x 6.43m)
- Snug 13'10 x 11'5 (4.22m x 3.48m)
- Sitting Room 17'3 x 13'11 (5.26m x 4.24m)
- Utility/Kitchen
- Porch

FIRST FLOOR

- Bedroom 1 15'6 x 14'0 (4.73m x 4.27m)
- En Suite Bathroom
- Bedroom 3 14'0 x 11'11 (4.27m x 3.63m)
- En Suite Cloakroom
- Bedroom 2 18'2 maximum x 15'9 maximum (5.54m x 4.80m)
- En Suite Shower Room

SECOND FLOOR

- Bedroom 4 13'7 x 9'6 (4.14m x 2.90m)
- Bedroom 5 11'1 x 8'10 (3.38m x 2.69m)
- Walk In Wardrobe

OUTSIDE

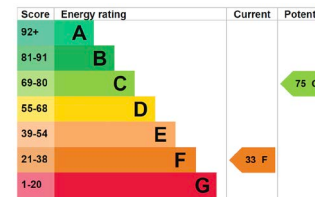
- Rear Garden
- Front Garden
- Gated Driveway

OUTBUILDING GROUND FLOOR

- Double Garage 35'7 x 18'10 (10.85m x 5.74m)

OUTBUILDING FIRST FLOOR

- Room 1 28'1 x 9'9 (8.57m x 2.97m)



£800,000

Council Tax Band: F

Tenure: Freehold



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. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 16.02.2024





Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

