



Lake House
Pickelden Lane | Mystole | CT4 7DD



Step inside

Lake House

If you dream of living the rural idyll in the peace and quiet of the Kent countryside adjacent to an Area of Outstanding Natural Beauty near the end of the North Downs, then The Lake House should be top of your list. It is located at the top of sprawling grounds of 5.23 acres including a stunning three acre lake surrounded by trees and shrubs. The owner purchased the property about twelve years ago and, at the time, it was in a derelict state and stripped back to bare brick so, internally, everything is less than twelve years old and includes all the 'mod cons' associated with an upmarket 21st century property.

The house has an attractive frontage with a pitched roof porch, chimney stack and unusual pointed arched windows and oak front. The pointed arch design is also reflected in the pointed archways found throughout the property including in the spacious reception hall that has open archways to the 'snug' area, the inner hallway and cloakroom as well as to the lounge and the very useful study. This has a wall of shelving and fitted desk units and a wide square arch to the vast dining room where you could happily entertain more than a dozen guests.

The dining room includes two French doors to the balustraded upper decked terrace where you can sit and admire the views as well as direct access to the kitchen. This has a range cooker and a raft of attractive Shaker style units housing a dishwasher while the walk-in pantry includes a fridge freezer. Adjacent to the kitchen is a utility room and a boot room with a back door to the terrace. On the other side of the house is the large, triple aspect lounge that spans the depth of the property. It includes a charming brick fireplace with a log burner and has French doors to the upper terrace.

On the first floor there is a spacious galleried landing with large airing cupboard, an archway to a quiet reading/study area and the contemporary family bathroom as well as to four bedrooms. These include a single and double as well as a guest double with an en suite shower room and wide windows providing excellent views and the impressive, triple aspect main suite. This has an en suite bathroom and a large dressing room with fitted cupboards that also has a door to the landing so could become an additional bedroom if required.

Outside there is a lower terrace and hard standing for off road parking as well as a driveway to the old coach house/double garage. This has considerable development potential to become a three bedroom cottage, offices or garaging plus accommodation as flooring has already been installed. There is a lower terrace that leads to the lawns interspersed with mature trees that flows down to the wonderful lake, from which the property gets its name.



Seller Insight

“ I bought this house twelve years ago and it has been a labour of love to restore it and create a unique home but feel it is now time to downsize. I love the quiet and beauty of the countryside but, at the same time, I can be in Canterbury in just over 15 minutes and Ashford in under 20 minutes for the high speed train that can whisk me to London in 36 minutes so, door to door, I can be in central London in under an hour. While Canterbury includes wonderful historical buildings, high street stores, independent shops, restaurants and pubs, a golf course and leisure centres as well as first class private and grammar schools and three universities.

Living in an Area of Outstanding Natural Beauty offers not only wonderful views but also delightful places to go for walks. It is not far to Chartham with its two pubs, two convenience stores, a hairdresser and post office as well as the Chartham Winery or Chilham with its castle and picturesque village square and nearby station.

* 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	0.7 miles
Canterbury	6.4 miles
Ashford International	9.6 miles
Dover Docks	22.5 miles
Eurotunnel Folkestone	17.3 miles
Charing Cross	60.3 miles
Gatwick Airport	62.9 miles

By Train from Chilham

St Pancras	5 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

Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Roundwood Hall Golf Club	01303 862260
Kingsmead Leisure Centre	01227 769818

Healthcare

Chartham Surgery	01227 738224
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary Schools:

Chartham Primary	01227 738225
St Mary's Primary Chilham	01227 730442
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
Junior Kings	01227 714000

Secondary Schools:

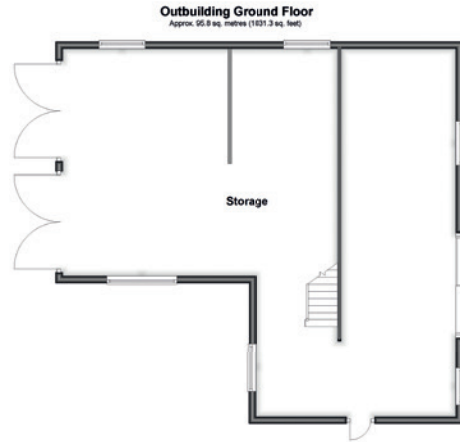
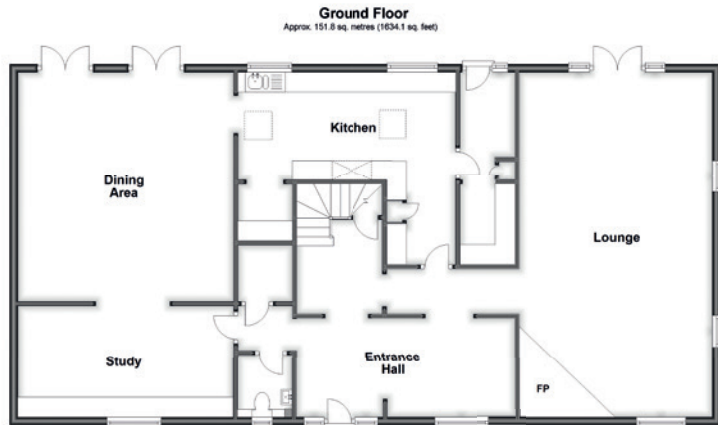
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227475000

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266
Curzon Cinema	0333 321 0104
The Corner House	01227 780793
Pinocchio's	01227 457538
The Artichoke	01227 738316
The Local	01227 738080
The Granville	01227 700402

Local Attractions/Landmarks

Howletts Animal Park
Wingham Wild Life Park
The Canterbury Tales
The Beany House
Canterbury Cathedral
Canterbury Heritage Museum

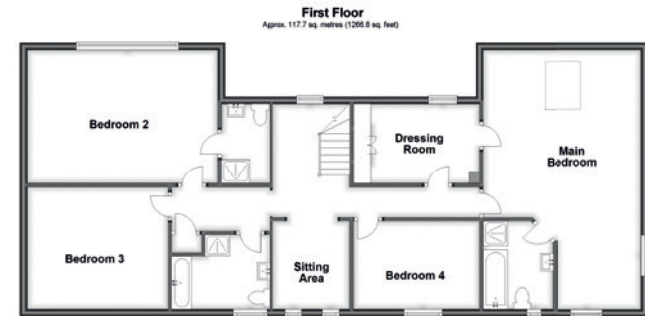


GROUND FLOOR

- Entrance Hall 18'4 x 8'1 (5.59m x 2.47m)
- Sitting Room 28'1 x 15'9 (8.57m x 4.80m)
- Kitchen (L Shape) 18'3 x 7'2 (5.57m x 2.19m) + 8'0 x 6'3 (2.44m x 1.91m)
- Utility Room 15'10 x 5'4 (4.83m x 1.63m)
- Cloakroom
- Study 17'9 x 9'0 (5.41m x 2.75m)
- Dining Room 18'5 x 17'9 (5.62m x 5.41m)

FIRST FLOOR

- Landing
- Main Bedroom 25'5 (7.75m) x 15'8 (4.78m) narrowing to 7'8 (2.34m)
- En Suite Bathroom/Shower Room 9'2 x 7'6 (2.80m x 2.29m)
- Dressing Room/Bedroom 5 12'0 into bay x 7'3 (3.66m x 2.21m)
- Bedroom 4 12'0 (3.66m) narrowing to 10'7 (3.23m) x 8'7 (2.62m)
- Bath/Shower Room
- Bedroom 3 13'5 x 12'3 (4.09m x 3.74m)
- Bedroom 2 17'9 x 12'4 (5.41m x 3.76m)
- En Suite Shower Room



OUTSIDE

- Rear Garden
- Lake
- Front Garden
- Gated Driveway

OUT BUILDING GROUND FLOOR

- Double Garage 26'2 x 21'2 (7.98m x 6.46m)
- Workshop 34'5 x 10'10 (10.50m x 3.30m)

OUTBUILDING FIRST FLOOR

- Storage 37'4 maximum x 29'8 maximum (11.39m x 9.05m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

£ 1,250,000

EPC Rating: C

Council Tax Band: G

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 25.04.2024





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

