



The Threshing Barn
Shottenden Road | Shottenden | Canterbury | Kent | CT4 8JA

Step inside

The Threshing Barn

Threshing Barn is one of the oldest threshing barns remaining in Kent. It was built around 1660 and it took the current owners five years to painstakingly and sensitively convert this fascinating Grade II Listed building from a disused barn into a unique and stunning home. Surrounded by countryside as far as the eye can see it offers superb views in a very tranquil setting. The property is approached off a country lane that leads to a gated entrance and a large L-shaped gravel drive bordered by an impressive brick and flint wall, incorporating original flint from the barn.

It is at this stage that you can start to appreciate the appeal of the property with its catslide Kent peg tiled roof and original brick exterior with oak cladding. This appeal is enhanced even further as you turn the corner and see the vast original threshing barn doors that are open to the double height glass fronted entrance with French doors that provide immediate access to the breath-taking open plan living accommodation with exposed beams wherever you look.

The central dining area has a double height vaulted and beamed ceiling and the original flooring as well as views of the first floor glass and oak corridor which overlooks the ground floor. There is a wide arch to the charming lounge with original brick walls, ceramic wood effect flooring, exposed beams and a multi-pane window with folding shutters.

On the other side of the dining area is the modern kitchen with a Rangemaster cooker and induction hob, charcoal grey units with granite worktops housing an American fridge freezer, a wine cooler and a dishwasher. There is also a large corner cupboard, a copper sink with a Clearwater boiling water tap and an attractive peninsular breakfast bar with an oak surround.

In the inner hallway there are oak open tread stairs with a glass and oak bannister leading to the first floor, beamed access to a charming study with an original brick wall and a door to the garden. On the other side of the hall there is a beamed archway to the boiler and systems control room, space for coats and boots as well as a simply amazing bathroom with a vaulted and beamed ceiling, the original brick wall and wall beams as well as a brass slipper bath and a brass vanity basin.

On the first floor there are two double bedrooms accessed via the corridor. They both have en suite showers, fitted cupboards, exposed beams and vast picture windows overlooking the dining area.

The low maintenance garden includes a herringbone brick path that wraps around the property and a vast terrace where you can sit and admire the far reaching rural views to the North Downs. A large lawn interspersed with trees and a shrub border is just the place to kick a ball around or play with the dog. While you can enjoy outdoor entertaining in the charming covered dining area and also in a separate covered seating area with an outdoor cinema and a barbecue.

A number of useful outbuildings are available including a garage, a workshop, a full size container, a log store, an outdoor bar and a room with kitchen area, a shower room and studio/second room upstairs.

The property includes excellent security systems, hard wired Wifi, a hive remote control system, underfloor heating on the ground floor and a powerful generator.





Seller Insight

“ We originally fell in love with the wonderful location and the character of the barn which included beams from the old Tudor Hall house after it suffered a fire. We worked hard to create what we thought would be our 'forever' home and have been delighted to enjoy living here for the past few years. However our requirements have now changed and we hope that new owners will appreciate everything this place has to offer whether that is as a permanent home or a gorgeous country holiday home and weekend retreat.

It is very quiet and peaceful but we are only about three miles from the picturesque village of Chilham, while Canterbury, Faversham and Ashford are easily accessible. We thoroughly enjoy living in the countryside and being close to Chilham with its 16th century black and white houses, pubs, shop and tea rooms surrounding the beautiful 15th century village square with access to the castle. There is the White Horse Inn and the Badgers Hill farm shop and café providing quality local produce as well as a primary school and the mainline station with trains that can whisk you to St Pancras in under an hour.

There is an Outstanding primary school in nearby Sheldwich while the medieval town of Faversham includes an excellent grammar school, Outstanding primary schools as well as restaurants, bars, independent shops, supermarkets, the Shepherd Neame brewery and a regular market.

The historic city of Canterbury includes a plethora of ancient buildings, lovely pubs, restaurants and two theatres as well as a variety of high street stores and independent shops, recreational facilities such as a golf course and sports centre and two mainline stations. It also has excellent grammar schools as well as top class public schools and three universities.”*

* 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

| | |
|----------------|------------|
| By Road: | |
| Chilham | 2.6 miles |
| Faversham | 6.1 miles |
| Canterbury | 8.9 miles |
| Channel Tunnel | 20.8 miles |
| Dover Docks | 26.0 miles |
| Gatwick | 58.8 miles |
| Charing Cross | 59.0 miles |

| | |
|-----------------------|-------------|
| By Train from Chilham | |
| St Pancras | 55 mins |
| Ashford International | 13 mins |
| Canterbury | 9 mins |
| London Charing Cross | 1hr 33 mins |
| London Victoria | 1hr 21 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 |

Healthcare

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|--------------------------|--------------|
| 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

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|---------------------------|--------------|
| Primary Schools: | |
| Sheldwich Primary School | 01795 532779 |
| 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:

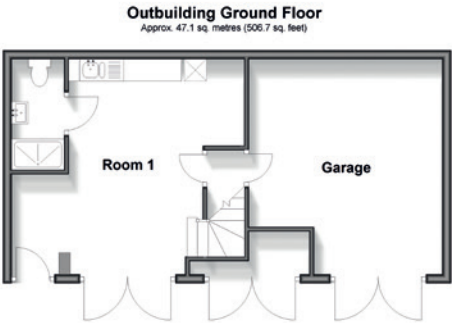
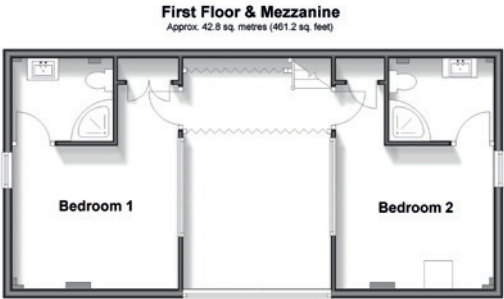
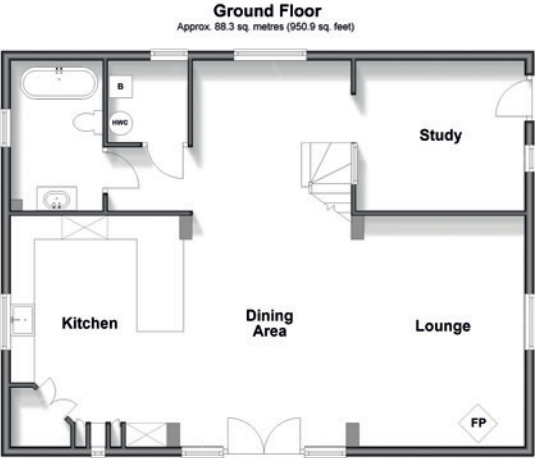
| | |
|-----------------------------|--------------|
| Queen Elizabeth's Grammar | 01785 533132 |
| Simon Langton Girls Grammar | 01227 463711 |
| Simon Langton Boys Grammar | 01227 463567 |
| Barton Grammar | 01227 464600 |
| King's School, Canterbury | 01227 595501 |
| Kent College | 01227 763231 |
| St Edmunds | 01227 475000 |
| Ashford School | 01233 625171 |

Entertainment

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

Local Attractions / Landmarks

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| Chilham Castle Gardens and Parkland |
| Tattinger Vineyard & Visitor Centre |
| The Canterbury Tales |
| The Beaney House |
| Canterbury Cathedral |
| Canterbury Heritage Museum |



GROUND FLOOR

| | |
|--------------|---|
| Dining Area | 26'4 (8.03m) narrowing to 17'5 (5.31m) x 11'6 (3.51m) |
| Kitchen Area | 16'1 x 11'9 (4.91m x 3.58m) |
| Lounge | 16'1 x 11'5 (4.91m x 3.48m) |
| Study | 11'5 x 9'8 (3.48m x 2.95m) |
| Boiler Room | |
| Bathroom | 10'4 x 6'4 (3.15m x 1.93m) |

FIRST FLOOR

| | |
|----------------------|-----------------------------|
| Galleried Landing | |
| Bedroom 1 | 12'4 x 10'6 (3.76m x 3.20m) |
| En Suite Shower Room | |
| Bedroom 2 | 12'5 x 10'4 (3.79m x 3.15m) |
| En Suite Shower Room | |

OUTBUILDING 1 GROUND FLOOR

| | |
|-------------|---|
| Room 1 | 16'2 (4.93m) x 13'0 (3.97m) narrowing to 12'8 (3.86m) |
| Shower Room | |
| Garage | 17'4 (5.29m) narrowing to 13'4 (4.07m) x 14'2 (4.32m) |

OUTBUILDING 1 FIRST FLOOR

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|--------|-----------------------------|
| Room 2 | 12'0 x 11'1 (3.66m x 3.38m) |
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OUTBUILDING 2

| | |
|----------|----------------------------|
| Workshop | 13'4 x 7'4 (4.07m x 2.24m) |
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OUTSIDE

Rear Garden
Gated Driveway

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Council Tax Band: F
Tenure: Freehold

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