



The Chapel
Ewell Minnis | Dover | Kent | CT15 7DY

FINE & COUNTRY



Step inside

The Chapel

No expense has been spared and no detail overlooked in the creation of this stunning and technically advanced contemporary residence. It was originally a Wesleyan Mission Hall built in 1869 but has been extended and completely redesigned with underfloor heating throughout, as a unique property with leisure and entertainment in mind. The property is located in the charming hamlet of Ewell Minnis, on the edge of the Alkham Valley in the Kent Downs Area of Outstanding Natural Beauty and nestles in more than half an acre of grounds.

On a 0.601 of an acre plot, it is approached via a pair of imposing solid wood automatic gates that open onto a very spacious driveway, bordered by a lawn with a charming circular lily pond, that leads to the double garage with remote control doors and the contemporary front door. This opens into a wide corridor with hard wearing luxury commercial vinyl sheet flooring and access to a large double bedroom with a high vaulted ceiling, an original stained glass window and wiring for air conditioning.

The heart of the home is the vast and impressive light and bright family living space with large seating and dining areas, two sets of wide patio doors to the fabulous terrace, two lantern skylights, automatic blinds, air conditioning and a cross beam. The attractive German kitchen includes units with under worktop lighting as well as mood lighting that ranges from high level lighting for cooking to diffused lighting for dinner parties. The units house a Bora induction hob with a downdraft extractor and additional extractor facilities, two built in ovens, a combi microwave, a full height larder fridge, a wine cooler and a dishwasher as well as a Quooker tap for boiling, iced and fizzy water. There is also a very large and concealed walk-in larder with wired shelving and a fitted utility room with a water softener and loft access.

Double sliding doors open into the extremely well-equipped and vaulted ceiling cinema/lounge with excellent cinema seats, an intelligent lighting system with various mood lighting options including theatre lighting. There is air conditioning and black automatic blinds on the windows that come into operation when the room is used as a cinema. However it is actually triple aspect with a trapezoid window and doors to the terrace so it can also be used as a separate sitting room.

Roca sanitaryware can be found in the luxury family bathroom that includes a bath and a separate walk-in shower as well as heated mirrors with automatic lights. There are four further

double bedrooms including one currently used as a dressing room and another as a study with access to a boarded attic. There is a large double with patio doors to the terrace, a balustraded mezzanine floor above the ensuite shower room and it is wired for air conditioning. The stunning, dual aspect main bedroom has a high vaulted ceiling with a trapezoid window, automatic blinds, air conditioning, a gorgeous oval bath adjacent to the patio doors that open onto the terrace and swimming pool as well as a large dressing room and an ensuite double shower with heated mirrors.

Outside the superb porcelain terrace wraps around much of the property and includes gable lighting and numerous electric sockets so you never have to worry about extension leads and makes a great place to sit and relax looking over the very quiet and secluded garden. The terrace is bordered by a vast lawn surrounded by impressive trees and shrubs with rainwater soakaways and water taps at various external locations so there is no need for hosepipes. The terrace leads round to the fabulous swimming pool, which is surrounded by a glass and aluminium balustrade, so is very safe for children and pets and it is heated by an energy efficient air source pump. The energy efficiency continues as the hot water is heated by discreetly hidden solar panels that also generate a level of income.

A white limestone patio interspersed with paving slabs leads to the external entertainment area with its porcelain terrace and amazing stainless steel outdoor kitchen with porcelain work tops and full power. There is a smoker, a Draco barbecue grill and additional cooking facilities. There is a superb insulated cabin with two sets of patio doors to the terrace, a pine interior, a large and well-equipped bar with a fridge and a spacious seating area as well as radiators, a log burner and intelligent lighting.

As well as the double garage, there is off road parking for numerous vehicles, a gym/office and a tractor mower shed as well as a charming summerhouse with a gravel patio.

The property has hard wired WiFi everywhere inside and outside the property, there are numerous CCTV cameras around the house and grounds, alarm systems, underfloor heating in many of the rooms and intelligent lighting throughout the house, terrace and entertainment areas. All the systems are controlled by an app on your mobile device so you have remote control access from anywhere in the world.









Seller Insight

“ We bought this property some five years ago and have thoroughly enjoyed the challenge of creating such a special home. It has been designed for modern day living and entertainment as well as family life but in an environment that is private and secluded and where you can revel in the peace and quiet or go walking in the wonderful countryside. There are bridle paths for riding and an equestrian centre nearby for anyone interested in horses and it is only a minute's drive to the village and the highly recommended Marquis of Granby restaurant.

The location is extremely convenient it is only a short drive to Folkestone West station where the high speed train takes less than an hour to St Pancras, the M20 if you want to drive to London or Dover and it is easy to get to the Channel Tunnel for a quick trip to the Continent. You can play golf at Etchinghill Golf Club or the Walmer and Kingdown Club near Deal and for water sports and sailing there is the Royal Cinque Ports Yacht Club in Dover, while for car enthusiasts there is the Lydden racing circuit. There are good primary schools in Temple Ewell and River and some primary schools in and around Folkestone that are rated Outstanding by Ofsted, grammar schools in Folkestone and Dover and private schools in Dover, Canterbury and Ashford.”*

* 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	
Folkestone West Station	6.3 miles
Dover Docks	6.7 miles
Channel Tunnel	8.5 miles
Canterbury	15.0 miles
Charing Cross	73.9 miles
Gatwick	78.0 miles

By Train from Folkestone West	
St. Pancras	52 mins
Ashford International	13 mins
Canterbury	40 mins
Charing Cross	1hr 30 mins
Victoria	1hr 18 mins

Leisure Clubs & Facilities

Dover Sea Sports Centre	01304 212880
Royal Cinque Ports Yacht Club	01304 206262
Folkestone Rugby Club	01303 266887
Etchinghill Golf Club	01303 862929
Walmer and Kingsdown Golf Club	01303 373256
Hogbrook Equestrian Centre	01303 824499

Healthcare

Hawkinge and Elham Surgery
Dr. Chaudhuri
Dover Medical Practice
Buckland Hospital
Royal Victoria

Education

Primary Schools:
River Primary School
Temple Ewell C. of E. Primary
Dover College Junior

Secondary Schools:
Folkestone School for Girls
Harvey Grammar School
Dover Grammar School for Boys
Dover Grammar School for Girls
Dover College
Duke of York's Royal Military School

01303 840213
01304 206463
01304 865555
01304 222510
01303 850202

01304 822516
01304 822665
01304 205969

01303 251125
01303 252131
01304 206117
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01304 245024

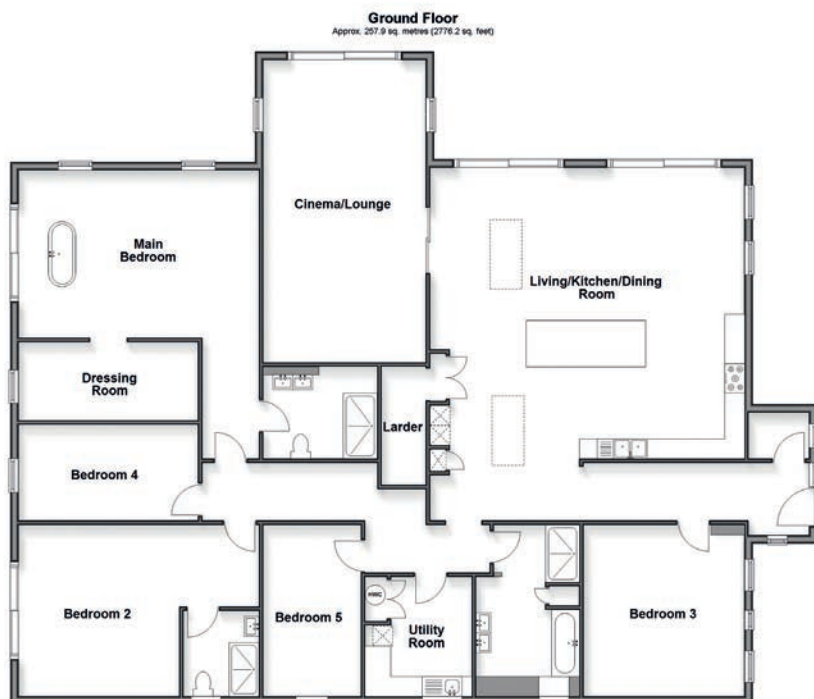
Entertainment

The Marquis of Granby	01304 873410
Rocksalt	01303 212070
Royal Oak	01304 820926
Best Western Hotel	01304 203633

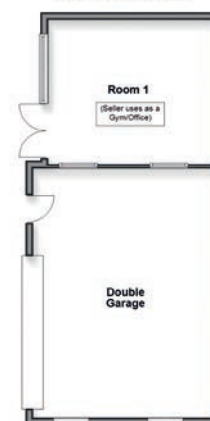
Local Attractions / Landmarks

The Leas
Crabble Corn Mill
Kearsney Abbey
Russell Gardens
The White Cliffs of Dover and Samphire Hoe
Dover, Walmer and Deal Castles
Dover Museum
Lydden Temple Ewell Nature Reserve
Lydden Motor Racing Circuit





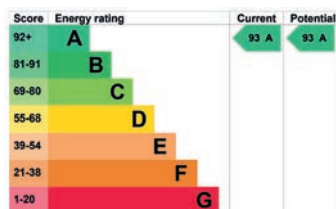
Outbuilding 1
Approx. 57.5 sq. metres (619.3 sq. feet)



Outbuilding 2
Approx. 29.3 sq. metres (315.4 sq. feet)



Outbuilding 3
Approx. 22.7 sq. metres (244.1 sq. feet)



GROUND FLOOR

Entrance Hall	
Living/Kitchen/Dining Room	26'0 x 25'7 (7.93m x 7.80m)
Cinema/Lounge	24'11 x 12'10 (7.60m x 3.91m)
Larder	
Bedroom 3	14'2 x 13'5 (4.32m x 4.09m)
Utility Room	
Family Bath/Shower Room	12'6 x 8'8 maximum (3.81m x 2.64m)
Bedroom 5	13'11 x 8'0 (4.24m x 2.44m)
Bedroom 2	13'7 x 9'10 maximum (4.14m x 3.00m)
En Suite Shower Room	
Bedroom 4	14'9 x 7'11 (4.50m x 2.41m)
Main Bedroom	19'10 x 13'10 (6.05m x 4.22m)
Dressing Room	
En Suite Shower Room	

OUTSIDE

Rear Garden
Outdoor Pool
Outdoor Kitchen/Terrace
Electric Gated Driveway

OUTBUILDING 1

Double Garage	23'6 x 17'1 (7.17m x 5.21m)
Room 1 (Gym/Office)	15'7 x 13'8 (4.75m x 4.17m)

OUTBUILDING 2

Room 2 (Bar/Games Room)	27'3 x 11'6 (8.31m x 3.51m)
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OUTBUILDING 3

Summer House	15'8 x 15'6 (4.78m x 4.73m)
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Council Tax Band: E
Tenure: Freehold

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