



1 CHANTRY PARK

Sarre, Birchington, Kent, CT7 0LG

Guide Price £1,150,000 Freehold

A bright and spacious 7 bedroom detached family home built to an exceptional standard by the renowned developer Millwood Designer Homes in the sought-after village of Sarre.

The house offers versatile accommodation set over three floors with a gated driveway, three reception rooms, three bathrooms, a double garage and games room. There is also a separate Grade II Listed former coach house included in the sale which is currently arranged as modern gym and store, however it is thought this could be converted in to an annexe or additional accommodation - subject to planning.

- Wonderful 7 Bedroom Detached Family Home
- Grade II Listed Former Coach House
- Four Bathrooms
- Built By The Renowned Developer Millwood
- Three Reception Rooms
- Gym
- Games Room
- Double Garage
- Galleried Landing
- Established Gardens
- Gated Driveway
- Set In The Sought-After Chantry Park
- No Forward Chain

Main House

The front door opens to an impressive entrance hall with double height windows to the front and a galleried landing above. The double aspect sitting room has a superb inglenook fireplace and double doors lead to the rear garden. The kitchen has been recently fitted with a good range of wall and base units under contemporary white work surfaces and a central island offers additional seating, ideal for entertaining.



A separate utility houses spaces for appliances. From here a door leads through to the games room, an excellent additional space. Also on the ground floor are a dining room, home office and cloakroom.

To the first floor, the bright and spacious galleried landing has floor to ceiling windows which flood the space with natural light. Both the principal bedroom suite and bedroom two have en-suite bathrooms. Three further bedrooms and a family bathroom complete the first floor. The second floor comprises two further bedrooms and shower room.

Grounds and Gardens

The house is approached via electric gates which leads to a gravel parking area and to a double garage with an EV charger. Most of the garden lies to the rear and measures approximately 75' x 63' and is mainly laid to lawn with a variety of established trees and shrubs.

Surrounding Area & Local Amenities

Chantry Park is a quiet and select development on the outskirts of the village. Ideally located for access to Canterbury, which is renowned for its excellent schools in both the private and state sectors and two universities. Canterbury also offers high-speed rail links to London St. Pancras in just 56 minutes. The nearby town of Birchington offers a bustling High Street with pubs, restaurants, shops and bakeries and is just a 10 minute drive from the village. The ever popular Kent coastal towns of Broadstairs and Margate are a short 20 minute drive with their excellent sandy beaches.

Council Tax: Band 'G' according to voa.gov.uk

Date: These particulars were prepared on 1st October 2025. Photos taken Summer 2022.

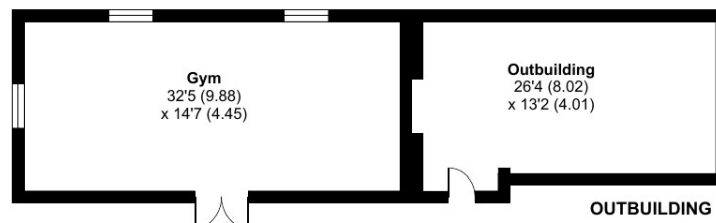
Viewing: Strictly by appointment with Finn's Canterbury. Telephone 01227 454111



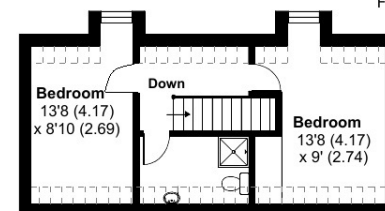


Approximate Area = 3245 sq ft / 301.4 sq m
 Limited Use Area(s) = 82 sq ft / 7.6 sq m
 Garage= 338 sq ft / 31.4 sq m
 Outbuilding = 849 sq ft / 78.8 sq m
 Total = 4514 sq ft / 419.3 sq m

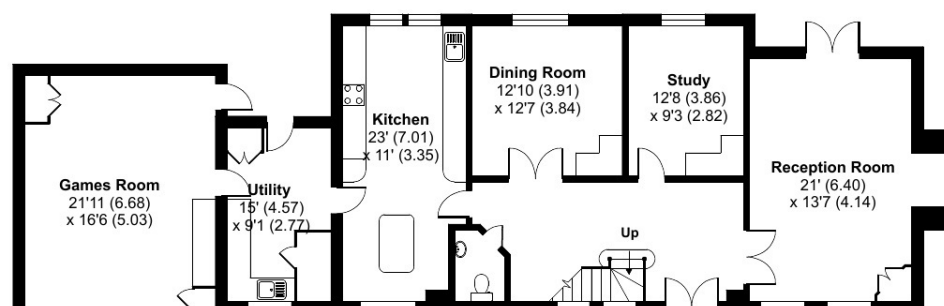
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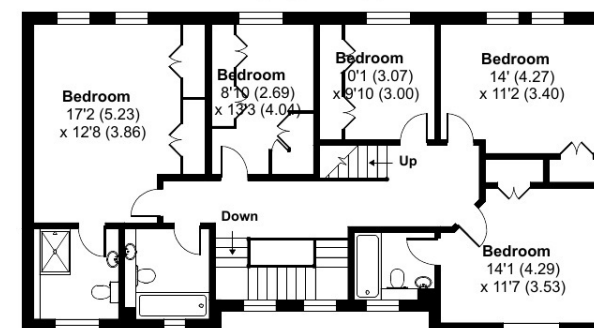
Garden
 Approximate
 75'6 (22.95)
 x 63'10 (19.46)



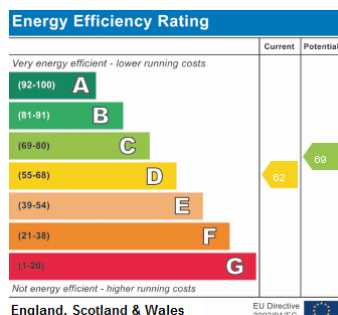
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Finn's. REF: 841254

Finn's Canterbury

82 Castle Street,
 Canterbury
 Kent CT1 2QD
 Sales: 01227 454111
 Lettings: 01227 452111

Finn's Sandwich

2 Market Street,
 Sandwich
 Kent CT13 9DA
 Sales: 01304 612147
 Lettings: 01304 614471

Finn's St Nicholas At Wade

The Packhouse Site,
 Wantsum Way,
 St Nicholas At Wade
 Kent CT7 0NE
 Sales: 01843 848230



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.