





Rose Cottage Short Street Chillenden Canterbury, Kent CT3 1PR

Sandwich 5 miles Canterbury 9 miles
London (St Pancras 58 minutes)
A2 (for M2) 4½ miles Dover 12 miles
Channel Tunnel 14 miles

An exquisite, meticulously presented, detached, period cottage with later additions, in the heart of this picturesque and sought after village

- Entrance hall
- Sitting Room with woodburner
- Separate Dining Room (seats 8+)
- Fully fitted kitchen with integrated appliances
- Utility Room
- Principal bedroom & shower room suite
- Two further large double bedrooms & family bathroom
- Oil-fired central heating
- Extensive paved sun terrace
- Lawned rear garden; garden store
- Off street parking for 3 cars

Viewing by appointment only
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Property Ref: AJBT/1465/06.23



Situation

Rose Cottage occupies a delightful, peaceful yet highly accessible situation at the heart of one of East Kent's most picturesque and sought after villages set within countryside designated a Special Landscape Area.

The village retains a beautiful Norman church and The Griffin's Head, a particularly well-regarded pub whilst the nearby villages of Goodnestone (with Goodnestone Park Gardens and Gibson's Farm Shop) and Eastry provide shops and primary schools.

Further local amenities, including a post office, bank, doctors' surgeries and restaurants are available in the nearby villages of Wingham and the Cinque Port town of Sandwich, with wider facilities provided by the Cathedral City of Canterbury including a comprehensive choice of shops, schools (both state and private) recreational, sporting and cultural opportunities.

Trains from Adisham and Bekesbourne link up with the Javelin High Speed train services at Canterbury for London whilst for cross-channel services, the port of Dover, the Eurotunnel terminal at Cheriton and Ashford International for Eurostar are all within easy driving distance.

There is convenient access onto the A2, just some 5 miles to the south, which links up with the M2 and national motorway network.

The area is well known for its several famous golf Links, including Royal Cinque Ports, Prince's and Royal St George's, all formerly or currently hosts of the Open Golf Championship.

Other sporting and recreational pursuits include first class cricket at Canterbury, sailing on the coast, day trips to France via Eurotunnel and ferries, and pleasant walks across the surrounding countryside along the many footpaths and bridleways.

Description

Rose Cottage is a particularly appealing, detached period cottage, probably of late 17th Century origins with later additions constructed in the traditional manner of brickwork walls with double glazed, leaded light Accoya framed windows under a Kent peg tiled roof.

On the market for the first time in twenty-two years, this delightful property has been the subject of an extensive programme of modernisation including a new kitchen and both bathrooms (Villeroy & Boch), central heating, plumbing and electrical systems, together with a new woodburner and flue in the sitting room.

In addition there are French doors in both the reception rooms, solid American Mississippi oak flooring throughout the ground floor, oak and Accoya-framed windows and solid oak doors throughout. In addition a new green oak-framed porch shielding the front door has just been completed.

Accommodation

From Short Street, a pair of gates open to a gravelled driveway and parking area in front of the cottage. A green oak-framed porch under a tiled roof and oak front door opens to the entrance hall with exposed ceiling beams (good height) and meter cupboard.

To the left is a fully fitted kitchen, complete with Aeg and Siemens integrated appliances including induction hob, oven and microwave, dishwasher and refrigerator/fruit/vegetable cooler unit.

To the right is an attractive dining room with exposed brick fireplace (closed) flanked by low-level cupboards and French doors to an extensive paved terrace.



From the hall there is also access to a particularly useful utility room with fitted cupboards, Belfast sink, work surfaces, freezer and washing machine.

An oak door then opens to a delightful sitting room, which features an excellent open fireplace with cast iron woodburner, oak floor and French doors to the extensive paved terrace.

From the hall, a staircase rises in a single flight to the first floor landing which provides access to the principal bedroom and shower room suite, a second bedroom with high vaulted beamed ceiling and a third, large double bedroom with a ladder giving access to a mezzanine level, ideal for additional children's beds or storage. In addition there is an excellent family bathroom with a hatch to the roof space where the pressurised hot water tank and combination boiler are located.

Gardens & Grounds

From Short Street, a pair of timber gates opens to an extensive parking area with raised brick flowerbeds. A pedestrian gate to the side opens to a delightful South and East facing paved terrace, also accessible from the hall, sitting room and dining room.

From the terrace, gravelled paths flanked by herbaceous and shrub borders, rise to a newly laid lawned garden bounded by shrubs and plants. In one corner is a delightful paved seating area positioned to catch the evening sun, whilst in the other corner is a useful timber and felt garden store.

To the further side of the cottage is a passage with oil storage tank.

General Information

Services: Mains electricity, water and drainage. Oil central heating.

Local Authority: Dover District Council, Council Offices

White Cliffs Business Park, Dover, Kent, CT16 3PJ

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www.dover.gov.uk

Council Tax Band 'G' with £2585.06 payable for 2023/2024



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ROSE COTTAGE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1366 SQ FT / 126.9 SQ M
 (INCLUDING AREAS OF RESTRICTED HEIGHT)
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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