



Freehold



Walkers Rest, Canterbury Road, Chilham CT4 8AG

- A Unique & Striking Newly Built Residence
- Creatively Designed To A High Specification
- Exceptionally Energy Efficient
- Open Plan Living Areas With Stunning Views
- Wood Burning Stove In The Sitting Room
- Vaulted Ceiling & Bi-fold Doors
- Four Bedrooms & Three Bathrooms
- Set With Approx Three Quarters Of An Acre
- Self Contained Annexe & Outbuilding With Pool

SITUATION:

Walkers Rest is situated just outside the village of Chilham, perfectly located next to the local farm shop and train station which has excellent links to London.

Chilham is an historic and quintessentially English village on the outskirts of Canterbury and is set in the attractive valley of the River Stour. It is bounded on the north, south and west by the North Downs offering fantastic walks through an area of outstanding natural beauty. In the heart of the village, there is a beautiful fifteenth century market square with some exquisite period buildings, including The White Horse pub, and traditional village tea rooms.

The village is also served by a post office, a primary school, The Woolpack public house, a railway station, a children's playground, the village hall a tennis club and a sports centre. The village is also home to Chilham Castle and the 15th century Church of St Mary,

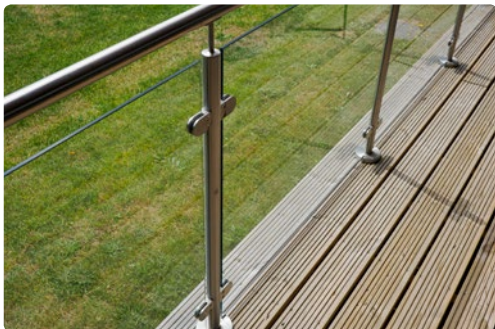
which is reputed to have Thomas Beckett buried within the churchyard.

The nearby Cathedral city of Canterbury (5 miles) and the market town of Ashford (9 miles) offer a superb range of shopping, recreational and educational amenities, including a selection of both private and state grammar schools. Both have mainline railway stations which connect with London Victoria and London St Pancras, with a fast service running from Ashford International station to London St Pancras in just 37 minutes.

The area is very well served by road connections, with the A2/M2 (4 miles) and the M20 (from Ashford). The Channel Tunnel at Folkestone (24 miles) provides a regular shuttle service to the Continent, whilst the Port of Dover (22 miles) also provides regular ferry crossings to the Continent.



A stunning four-bedroom, newly built property set within approx. three quarters of an acre of beautiful natural gardens which include a generous driveway, a self-contained annexe and indoor swimming pool. The façade is striking with dark framed aluminium windows and exposed brick, whilst the interior has been creatively designed to embrace the stunning views. The living space has been configured to the first floor with impressive, vaulted ceilings, bi-fold doors, and fine materials such as solid oak doors, Amtico flooring and a bespoke kitchen with natural Silestone work surfaces.



Walkers Rest has been built to an exceptionally high standard and offers over 2000 sq.ft of spacious and versatile energy accommodation that is particularly energy efficient with double glazing, high levels of insulation, solar panels and a zoned gas central heating system, all of which has significantly reduced energy bills and helped contribute to a greener way of living.

The main front door opens into a splendid

entrance hall with cloakroom, utility area and bespoke coat storage, this opens into an inner hallway which has oak stairs to the first floor. A mezzanine landing leads to an open plan kitchen dining room which has striking bi-fold doors that reveal a large balcony. A dining area has been configured next to the large island/breakfast bar, which is finished in Silestone work surfaces, whilst there is an array of bespoke units which integrate all main appliances including a Pyrolytic double oven, dishwasher, and wine cooler.

The sitting room is partially open to the dining area and has impressive, vaulted ceilings and a contemporary wood burning stove, another set of bi-fold doors open onto a glass balcony terrace that overlooks the garden and lakes beyond. The first-floor accommodation is further enhanced by an office or alternatively a guest bedroom, a large dumb waiter has been installed allowing up to 100kg to be conveniently taken to the first floor, there is potential for this to be changed to a conventional lift. The ground floor has three double bedrooms all of

which have ensuite bathrooms, two of the bedrooms, benefit from fitted wardrobes, and a private decked terrace.

OUTSIDE:

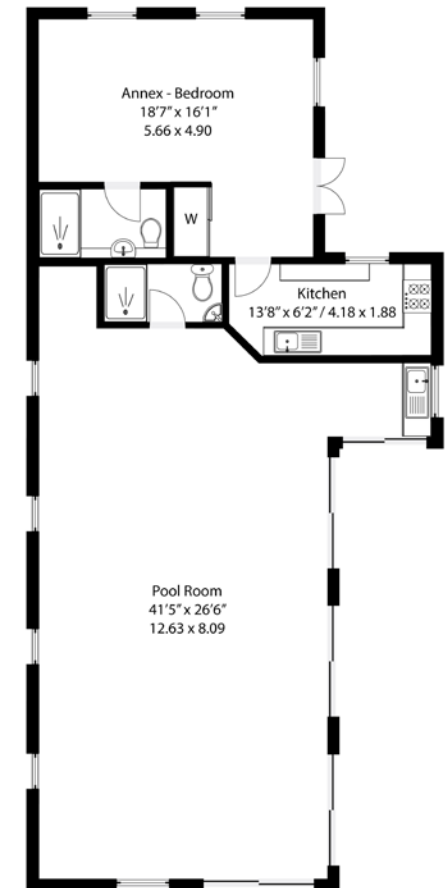
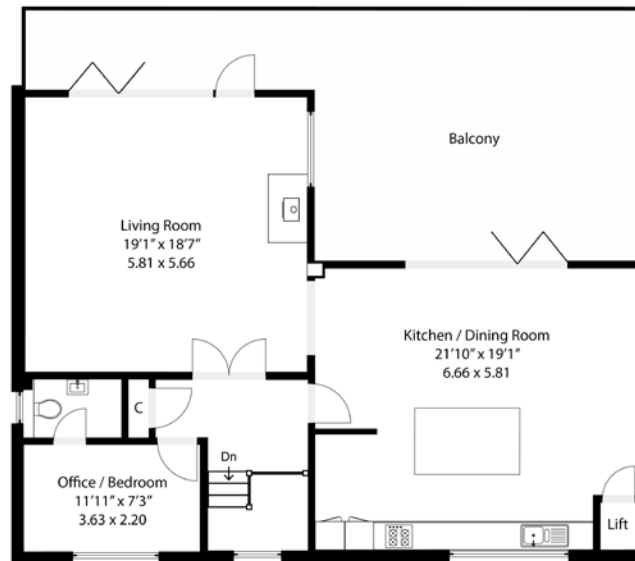
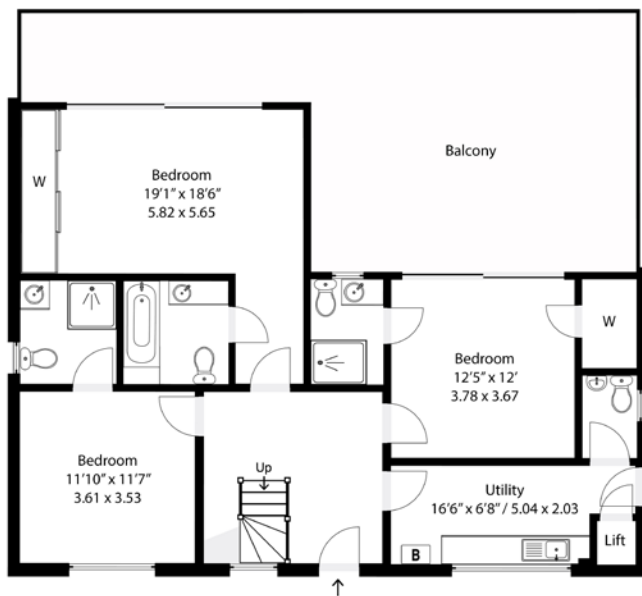
Walkers Rest sits within approx. three quarters of an acre of grounds which includes a private driveway which leads to plenty of parking and an EV charger. There is an abundance of splendid natural gardens which wrap around the property and looks out onto unspoilt countryside. The gardens are mainly laid to lawn and bordered with fruit trees. There is an outbuilding where one will find a self-contained annexe, perfect for a relative looking to live independently. Attached to the annexe an outbuilding incorporates an indoor swimming pool, which is heated by an eco-air source heat pump. The first-floor living space is complemented by a large terrace with glass balustrade, its has been finished with artificial grass and composite decking. From two of the bedrooms there is a shaded terrace which is directly underneath the first-floor balcony.











TOTAL FLOOR AREA: 4303 sq. ft (307 sq. m)
HOUSE: 2033 sq. ft (189 sq. m)
OUTBUILDINGS: 1270 sq. ft (118 sq. m)



EPC RATING
B



COUNCIL TAX BAND
G



GENERAL INFORMATION
All main services are connected. Additional energy provided by Solar Panels

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