



Mountsford Barn, Shalmsford Bridge, Chilham, CT4 8AF

5 BEDROOMS | 3 BATHROOMS | 4 RECEPTIONS

Freehold



Mountsford Barn, Shalmsford Bridge, Chilham, Canterbury CT4 8AF

- Substantial Kentish Barn Conversion
- Characterful Attached Residence
- Over 3200 sq.ft Of Accommodation
- A Wealth Of Period Features & Vaulted Ceilings
- Five Bedrooms & Three Bathrooms
- Kitchen Breakfast Room & Four Receptions
- Set Within Approx Three Quarters Of An Acre
- Extensive Gated Driveway

SITUATION:

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, traditional village tea rooms and a gift shop.

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 (7 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.



Mountsford Barn is thought to date back to the mid-1800s and is an impressive five-bedroom home offering over 3200 sq. ft of characterful and versatile accommodation. There is a wealth of period features, including exposed beams, vaulted ceilings, latch-key doors and cast-iron column radiators.

The property sits within approximately three-quarters of an acre of glorious gardens and enjoys a splendid rural setting, in the sought-after village of Chilham which is perfectly located for both the market town of Faversham and the Cathedral City of Canterbury. The unlisted barn was converted in the early 2000s and the previous owner has worked with its heritage to create a beautiful home with modern convenience. The accommodation has been thoughtfully configured but does hold the potential for further alterations depending on individual requirements.

The formal entrance is central to the barn with double doors opening into a grand entrance hall with underfloor heating and



a stunning staircase leading to a galleried landing. A glass partition divides the reception hall and main sitting room allowing the grandeur of the vaulted ceilings to be admired as soon as you walk into the property.

The main sitting room has French doors to the garden and extensive full height windows framing the south-facing views of the garden and rolling farmland beyond. An inglenook fireplace with exposed brickwork offers the opportunity to install a large wood-burning stove, whilst adjacent to the sitting room is a formal dining room.

The kitchen breakfast room has an array of solid wood wall and floor units, flagstone tiled flooring, and French doors opening onto the patio dining area. The space here is complemented by a utility/boot room with latch-key door cupboard, ideal for keeping coats and boots or for use as a pantry. The ground floor space is further enhanced by two additional reception rooms which are currently used as a playroom and study/music room. The large room at the far end

has an ensuite and would work well as a guest bedroom; it is currently used as a family room. The impressive staircase leads to a galleried landing on the first floor, four generously proportioned bedrooms and a well-appointed family bathroom. The main bedroom is a spectacular space which takes in magnificent views of the garden and orchard, and benefits from an expanse of fitted wardrobes and an ensuite bathroom.

OUTSIDE:

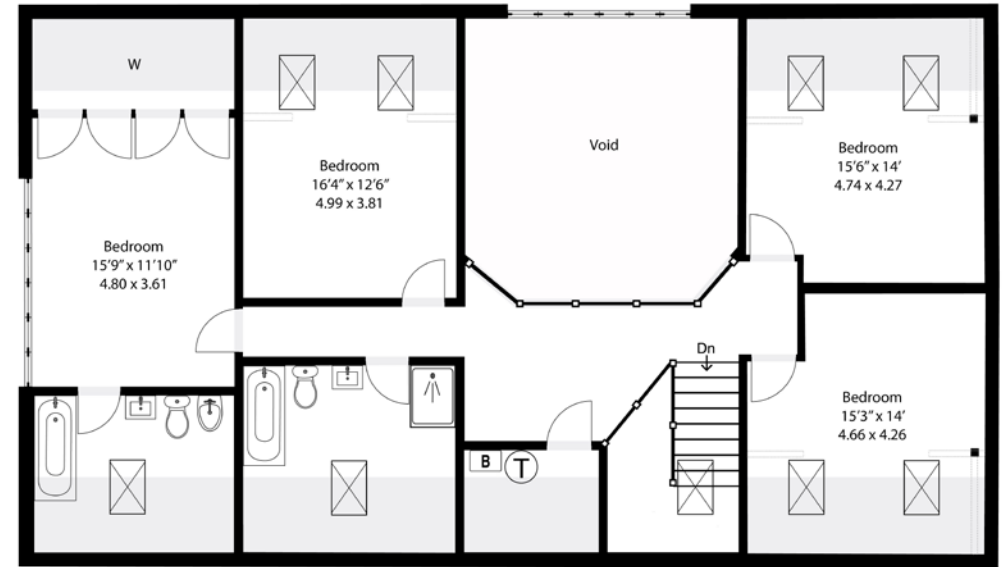
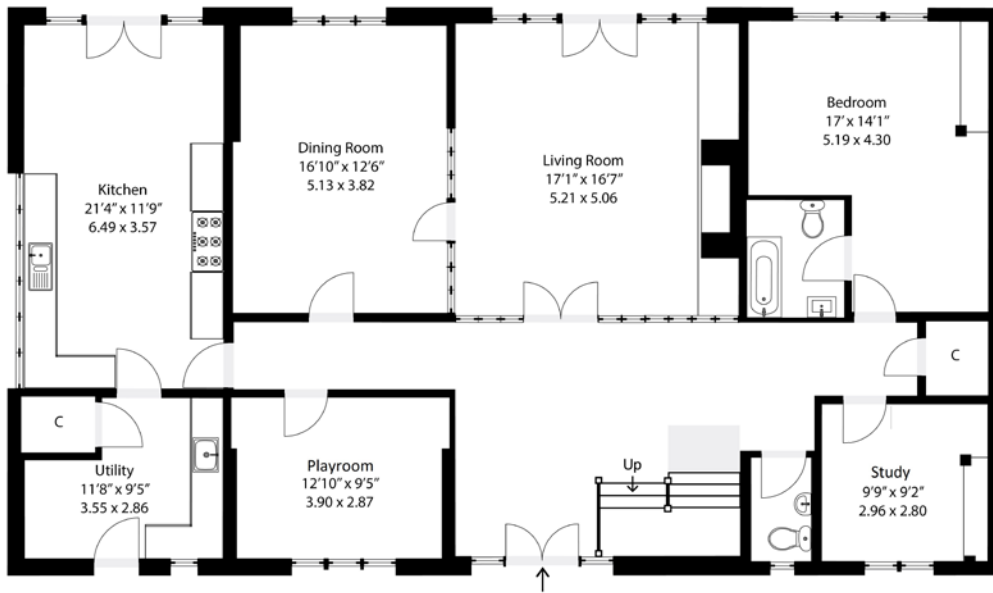
Mountsford Barn sits within 0.73 of an acre of glorious grounds which include a substantial paved driveway enclosed by a gate and railings. The garden wraps around two sides of the property and has an extensive south-facing patio. The lawn is bordered by beech hedging and to the side of the house is a small orchard of fruit trees including cherry, pear, apple, plum and fig. This area is further enhanced by a large vegetable patch and greenhouse.











TOTAL FLOOR AREA: 3250 sq. ft (302 sq. m)



EPC RATING
C



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

