



Freehold



Home Lea, Canterbury Road, Chilham CT4 8AG

- Substantial Detached Period Residence
- Almost 2600 Sq.Ft Of Versatile Accommodation
- Five Double Bedrooms All With Ensuite Bathrooms
- Large Living Room With Oak Doors
- Self-Contained Annexe With Air BNB Opportunity
- Set With Approx. A Third Of An Acre Plot
- Sun Terrace & Balconies Off Three Bedrooms
- Excellent Access To Both Canterbury & Ashford

SITUATION:

Home Lea is situated just outside the village of Chilham, overlooking the fishing lakes which are used for competitions, and perfectly located close to the local farm shop and train station (10 minute walk) which has excellent links to London, via the high speed service.

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. Chilham is now part of the Garden of England for winemaking of Taittinger grapes and has a multi-million pound visitors centre being built putting Chilham on the map for Taittinger, a centre of

excellence for wine production with an imminent opening of the Taittinger Visitors Centre. The village is also served by a post office, a primary school, The Woolpack public house, a railway station, a children's playground, a tennis club, sports centre, and a fruit and country market shop. The village is also home to Chilham Castle and the 15th century Church of St Mary, which has stunning stained glass windows, and Chilham Castle has an equestrian venue for British eventing.

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 (Kings, St Edmonds and Kent College) 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.



DESCRIPTION:

A substantial, detached residence dating back to the 1920's in the village of Chilham with excellent access to both Canterbury and Ashford.

Home Lea occupies a generous 0.30 acre plot, overlooking paddocks and rural countryside and offers almost 2600 sq.ft of splendid, versatile accommodation with five bedrooms all benefitting from their own bathrooms.

Home Lea has been with one family for almost twenty years and seen significant improvements and reconfiguration of the layout allowing the property to not only be a beautiful, family home with self-contained annexe but to operate as a successful bed and breakfast.

The main front door opens into a spacious reception hall with stairs to the first floor, this opens into a cosy sitting room/snug with wood burning stove set within the chimney



breast. The kitchen breakfast room is a vast space which sits at the rear of the property enjoying views over the garden and countryside beyond.

There is an array of bespoke units finished with oak work tops which surround free standing appliances. There is plenty of room for a large kitchen table or island, whilst to the far corner there is a convenient cloakroom.

To the left of the hallway, there is a split-level open plan family area with a multi-fuel wood burner and an expanse of oak framed doors leading onto a sun terrace. There is potential for this to be a self-contained annexe as there is a kitchenette installed within the living space and the dining area leads through to a large bedroom, study area and private bathroom with over sized jacuzzi bath.

To the first floor, the layout has been reconfigured to allow for all four double bedrooms to include an ensuite bathroom,

three of the bedrooms have balconies with splendid views. The principal bedroom has a vast amount of space which extends onto a decked balcony via oak doors, the room also has a luxury ensuite shower room.

Although the property dates back to the early 1900's it has an exceptionally good energy efficiency rating, supported by double glazed windows, central heating and extensive levels of insulation.

OUTSIDE:

Home Lea occupies approx. 0.30 acre plot which includes a driveway and a large lawned garden which overlooks paddocks and countryside beyond.

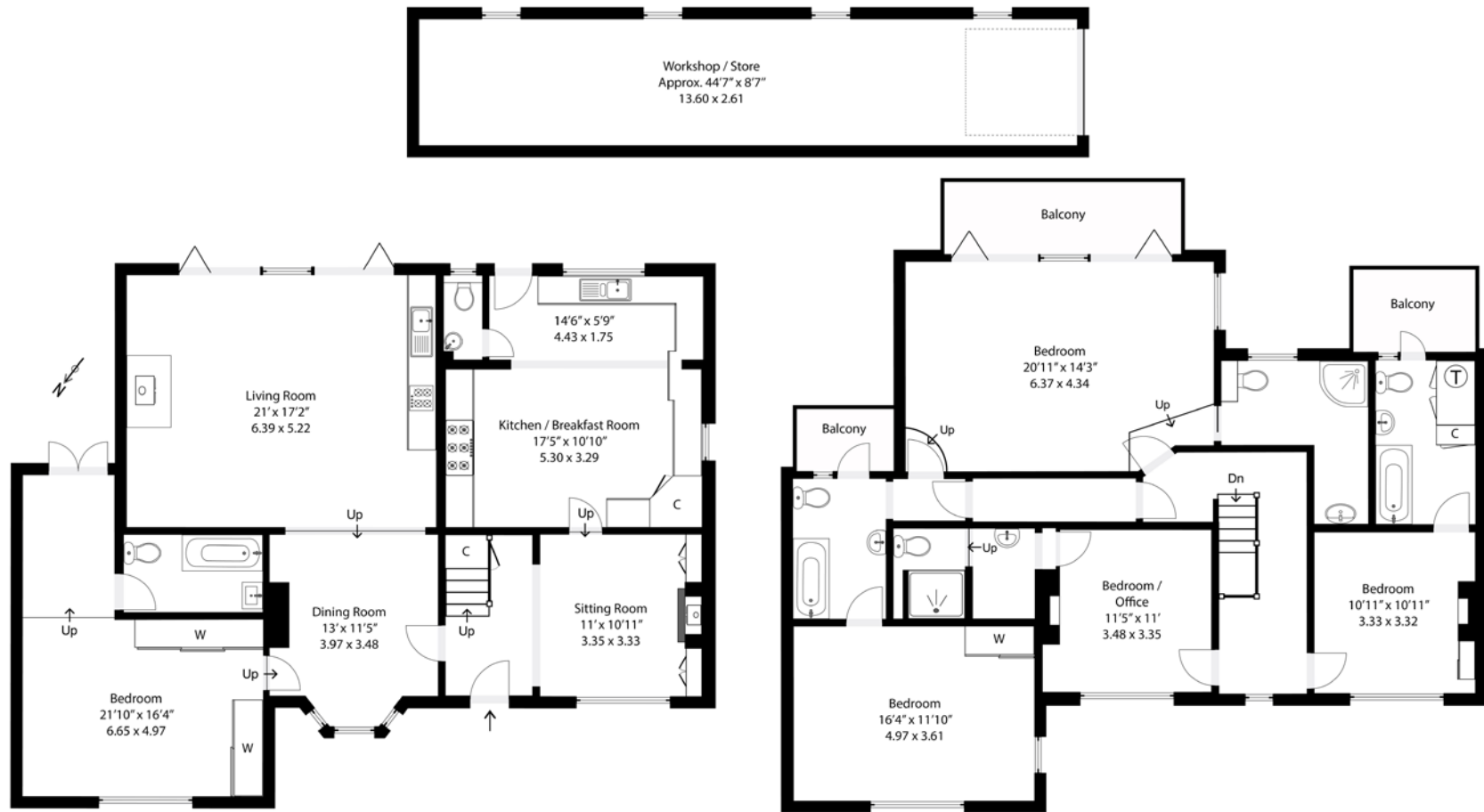
There is an integral lower ground workshop, which runs underneath the sun terrace.











TOTAL FLOOR AREA: 2964 sq. ft (275 sq. m)
 HOUSE: 2582 sq. ft (240 sq. m)
 WORKSHOP/GARAGE: 382 sq. ft (35 sq. m)



EPC RATING
 C



COUNCIL TAX BAND
 F



GENERAL INFORMATION
 All services are mains connected

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