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01227 752617

sales@foundationestateagents.co.uk

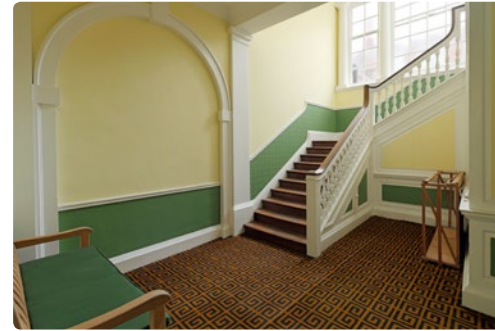
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5 Mystole House, Mystole Lane, Canterbury CT4 7DB

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Leasehold



5 Mystole House, Mystole Lane, Canterbury CT4 7DB

- Elegant Grade II * Listed Apartment
- Almost 2000 Sq.Ft Of Spacious & Versatile Accommodation
- Three/Four Bedrooms & Two Bathrooms
- Contemporary Kitchen & Two Receptions
- Flourishing In Period Features
- Exposed Beams & Barrel Ceilings
- Private Roof Terrace & Enchanting Communal Grounds
- Rural Location Close To The Cathedral City Of Canterbury

SITUATION:

The pretty hamlet of Mystole is in the parish of Chartham, approx. four miles from the cathedral city of Canterbury. It has a small housing stock, predominantly made up of Mystole House and its estate, and a vineyard.

The ancient village of Chartham is just a mile from Mystole and located on the Great Stour River and is surrounded by beautiful countryside and farmland, including apple and pear orchards. It is served by a village hall, two doctor's surgeries, several village stores, one post office, pubs and a primary school.

There is a railway station with easy access to Canterbury and there is also a regular bus service to Canterbury and Ashford and a cycle path runs along the banks of the river Stour all the way into Canterbury. There is a railway station with easy access to Canterbury and there is also a regular bus service to Canterbury and Ashford and a

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The nearby cathedral city of Canterbury also has a wide range of amenities, including excellent shopping and leisure facilities, primary and secondary schools as well as three universities, two hospitals and two railway stations. Canterbury also offers superb leisure facilities, along with a diverse selection of restaurants and international eateries.

The thriving market town of Ashford, approx. 12 miles from Chartham, also offers excellent shopping, recreational and educational amenities, along with a high-speed rail link from Ashford International Station which reaches London St Pancras in just 38 minutes. The area is very well served by road connections, with the A2/M2 accessible from nearby Canterbury and the M20 (which can be joined at Ashford) both connecting with London and the coast.



DESCRIPTION:

A substantial Grade II * listed apartment offering almost 2000 Sq.Ft of characterful and beautifully presented accommodation which has been significantly enhanced by the current owner who has installed a new contemporary kitchen, modernised the bathrooms and upgraded the heating to an energy efficient infrared zoned system.

Number five is one of the largest apartments in Mystole House and benefits from a private, south facing roof top garden with incredibly impressive views over rolling countryside. Flourishing in character the apartment presents a plethora of period features which includes exposed beams, barrel ceilings, and wooden sash windows.

Mystole House, has a wealth of history and dates back to the 16th century when it was built following the reformation by John Bungey the vicar of Lewisham, it was owned by his family until the following century. During the 18th & 19th century it was

owned by the Fagge family who entertained socialites such as Jane Austen, whilst in the late 1890's it was purchased by the Promfrets who were the last to occupy it as a single dwelling. They extended the property to include a Georgian style façade and owned it until selling to a property developer. During the first world war the Royal Horse Artillery stabled and grazed their horses at Mystole, the owner at the time, Virgil Pomfret, converted his Fiat car into an ambulance and headed to the front. The property was commandeered by the army during WW11 who made many alterations.

The apartment is entered via a side door, with magnificent fan light, this opens into a grand communal hallway. An elegant stairway with beautiful balustrade leads up to a landing serving two properties, there is a stunning large window and ornate corning dressing the ceiling. The apartment is accessed via its own front door with stairs rising to an open and exceptionally spacious landing which is used as a study. The reception rooms are accessed via characterful double doors and

interlink with one another, both have barrel ceilings and exposed beams, one is used as a dining room, whilst the other is a cosy sitting room which glorious views of Mystole grounds.

The contemporary white gloss kitchen has an array of wall and floor units and integrates a fridge freezer, double oven, dishwasher and offers a separate pantry cupboard. There are two bathrooms, one with an electric shower enclosure whilst the other has an electric shower over the bath, there are three/four generously proportioned bedrooms. The largest bedroom could be divided with a hallway leading to what is currently used as a dressing room, offering a fourth bedroom.

There is a large amount of storage within the cellar where each property has a large proportion of space within.

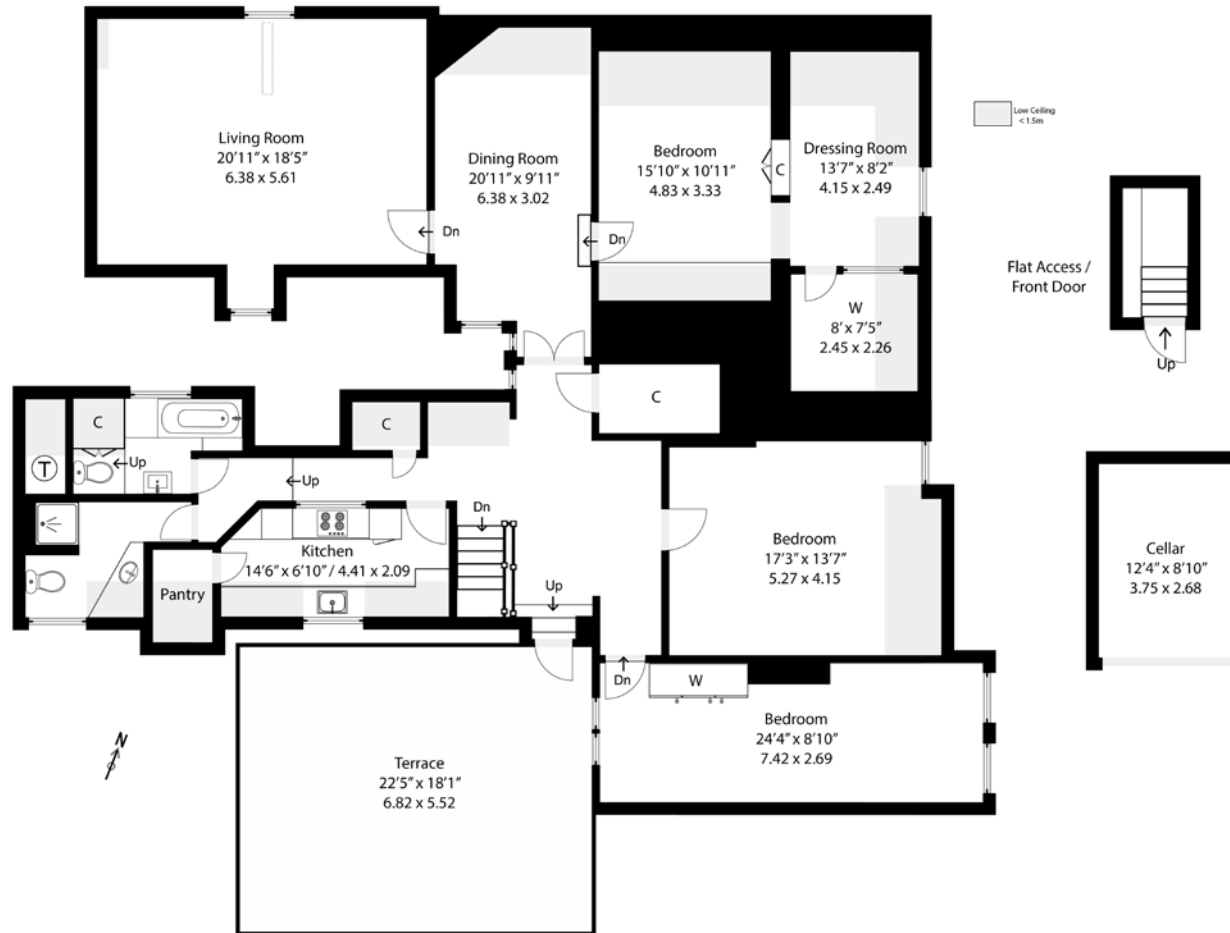
Mystole House sits within over an acre of communal grounds, whilst number five has a private south facing roof top garden with envious views of rolling countryside.











TOTAL FLOOR AREA: 1947 sq. ft (181 sq. m)



EPC RATING
C



COUNCIL TAX BAND
E



GENERAL INFORMATION
Mains drainage. Service charges approx. £2000 pa
125 Years on lease from 1999

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

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