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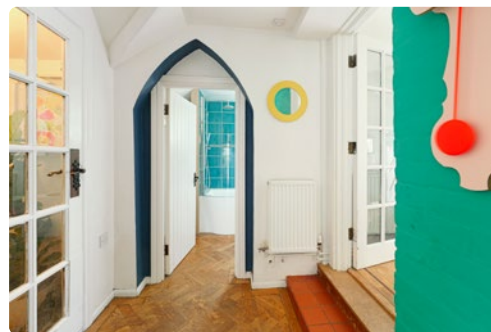
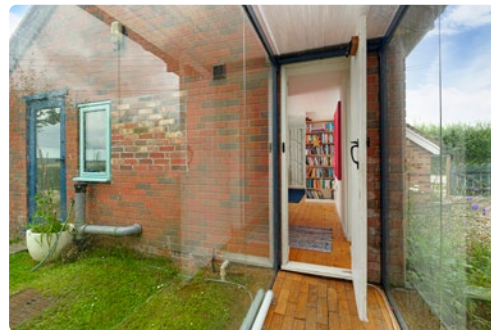
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Old Mission Hall, Shottenden, CT4 8JS

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



Old Mission Hall, Shottenden, CT4 8JS

- Beautifully Unique Detached Period Residence
- Characterful Features Flourish Throughout
- Artistically Presented & Creatively Enhanced
- Open Plan Living Area With Danish Stove
- Energy Efficient Solar Panels & Pellet Boiler
- Arched Doorways & Vaulted Ceilings
- Enchanting Edible Garden & Small Meadow
- Generous Driveway & Summer House

SITUATION:

The property is set within a quiet country lane, in a picturesque rural setting which is designated as An Area of Outstanding Natural Beauty, and a few miles from the sought after village of Chilham.

Chilham is an historic 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 the countryside. In the heart of the village there is a fifteenth century square with a post office, primary school and several public houses.

Other nearby villages such as Selling (2.5 miles) and Sheldwich (3.5 miles) both offer outstanding primary schools.

The nearby Cathedral city of Canterbury (8 miles) offers a superb range of shopping, recreational and educational amenities, including a good selection of State and

private schools and three universities. The city is served by two mainline railway stations which connect with London Victoria and London St Pancras in approximately one hour.

The market town of Ashford (10 miles) also provides excellent shopping, recreational and educational amenities along with a high speed rail service which reaches London St Pancras in approximately 38 minutes from Ashford International Station.

The area is very well served by road connections, with the A2/M2 (5 miles) and the M20 (which can be joined at Ashford) both connecting with London and the coast.

The Channel Tunnel terminal at Folkestone (25 miles) provides a regular shuttle service to the Continent, whilst the Port of Dover (23 miles) also provides regular ferry crossing.



An utterly unique yet particularly beautiful, detached home in the rural village of Shottenden occupying a generous plot of enchanting gardens and offering the most splendid views of rolling countryside.

The current owners have a flair for interior design and enhanced this historic building with individual architectural improvements and the use of natural materials and fine decor, which balance wonderfully with the building's heritage. It was thought to have been built in the late 1800's by the same constructor who built the Chilham castle estate, it served as the chapel for the village then was used as the local primary school. As one would expect the characteristics flourish throughout this magnificent building with vaulted ceilings, exposed rafters, arched doorways and parquet flooring.

With the garage converted into a luxury bedroom with en-suite there is now almost 1500sq.ft of artistically presented accommodation which is surrounded by an enchanting edible garden.

Every effort has been made to ensure the property is energy efficient with some huge improvements which include the installation of



a pellet boiler a very economical way to heat the property, whilst the solar panels provide energy in the summer. In addition to this, there is a large amount of insulation and double-glazed windows and doors throughout.

The facade is striking with a decorative Kent peg tiled roof, with the gable end featuring the original bell, the handsome arched front door opens into a lobby perfect for keeping boots and wellies.

Another door opens into the entrance hall which leads to what was the girls and boys WC however now leads to the family bathroom and an office space which in turn connects to the extension.

The open plan living room has been thoughtfully designed to make the most of the spectacular views with fully glazed doors framing the rolling countryside and providing access to the garden. The solid oak parquet flooring has been sensitively chosen to work with the original foundation in the kitchen, whilst the pellet burning stove is an attractive Danish design and takes centre stage within this living space. The kitchen breakfast room is partially open

with bespoke shelving creating division. There is a range of units integrating several appliances whilst the space is further enhanced by a convenient utility room.

There are two double bedrooms to the first floor whilst the principal bedroom leads from the study via a glass hallway. The triple aspect bedroom has built in wardrobes and a luxury en-suite with underfloor heating and an oversized walking shower.

OUTSIDE:

The Old Mission Hall occupies an enchanting plot of edible gardens which wrap around every side of the property and bursting with delicious smells of fruit and herbs whilst an abundance of vegetables have been carefully grown in raised beds and borders allowing one to be totally self-sufficient.

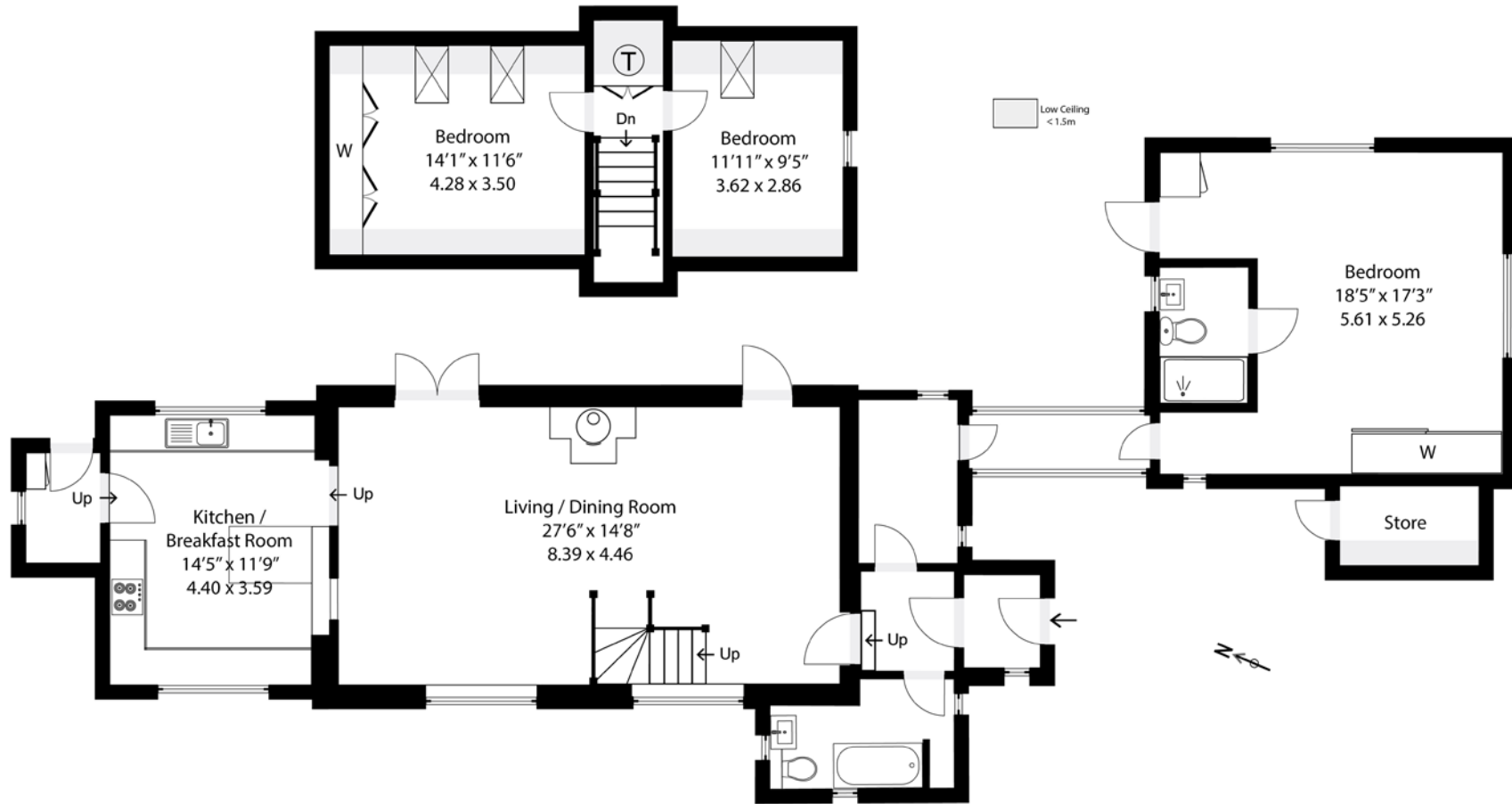
There is plenty of space for relaxing and dining within this idyllic country garden with a lawn offering an area for children to play. A small meadow leads one to a summer house whilst a storage shed sits at the from next to the driveway which provides parking for up to three cars.











TOTAL FLOOR AREA: 1464 sq. ft (136 sq. m)



EPC RATING
D



COUNCIL TAX BAND
E



GENERAL INFORMATION
Private drainage, electrical heating & pellet boiler

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

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