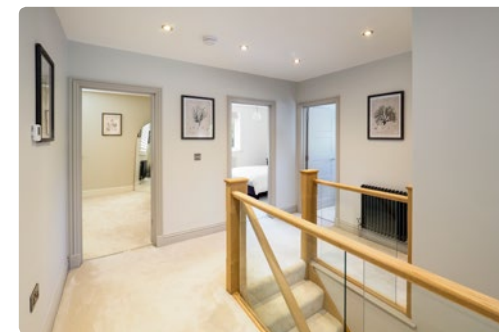






Freehold



## Homefield House, Canterbury Road, Chilham CT4 8DX

- Contemporary Spacious New Build
- Five Bedrooms & Three Luxury Bathrooms
- Open Plan Family Living Area
- High Specification Fixtures & Fittings
- Fine Décor & Quality Materials
- Raised Glass Balustrade Patio & 70ft Rear Garden
- Extensive Parking & Driveway
- Close To Chilham Train Station & Farm Shop

### SITUATION:

Homefield House sits on the edge of Chilham village, perfectly located next to the local farm shop and Chilham 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, 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.



#### DESCRIPTION:

Homefield house was built to an exceptionally high standard in 2019 and offers over 2000 sq.ft of luxury, energy efficient accommodation. This beautiful, detached home is situated just outside the highly sought-after village of Chilham and just moments from the local farm shop and train station which has great links into London.

The current owners have a creative flair for interior design and have worked closely with architect and builder to deliver a high specification, minimalistic, contemporary home using the finest quality materials.

The solid wood front door sits central to this well balanced double fronted property. You are welcomed into a splendid entrance hall with porcelain floor tiles and underfloor heating that runs through to the main living area. There are two reception rooms that sit either side of the hallway, both with large bay windows and stunning Havwood flooring which has been laid in a herringbone



design. The décor is simple but stunning and showcases the decorative ceiling roses and Pooky light fittings.

The charming cloakroom room has been fitted with an elegant walk-in shower, WC, and hand basin; this shower room has been finished with beautiful quality mandarin stone tiles.

The open plan family living area is beautifully light and airy and takes in the views of the 70ft rear garden, from the floor to ceiling glass doors which have been dressed in modern bespoke solar reflecting blinds.

The kitchen comprises of an extensive range of wall and floor units that integrate Miele appliances, these are set around rich granite work surfaces, and a large island/breakfast bar. This is further complemented by a convenient utility room which also offers access to the side of the garden. The dining area sits beneath a magnificent sky lantern, whilst open plan, this impressive space is divided into several defined areas, including a

relaxing seating area with wireless Bluetooth speakers built into the ceiling, there are sliding doors that lead out to the raised patio.

The staircase with glass balustrade ascends to the first floor where one will find five generously proportioned bedrooms, all with the same calming palette of Farrow and Ball décor. The main bedroom has a stylish ensuite, walk in wardrobe and bespoke shutters crafted by the London shutter company. The main bathroom has been fitted with Roper Rhodes fixtures and fittings and encased with Carrara honed marble.

#### OUTSIDE:

The sandstone raised patio with glass balcony is located directly from the sliding doors. Steps descend to another patio area which is bordered by sleepers and attractive shrubs. Established hedging surrounds the lawn and provides additional privacy in front of contemporary fencing. To the front of the property there is a block paved driveway with parking for several cars.









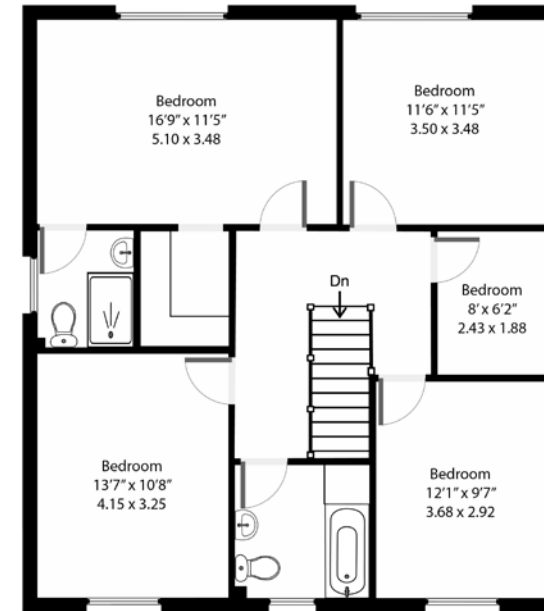
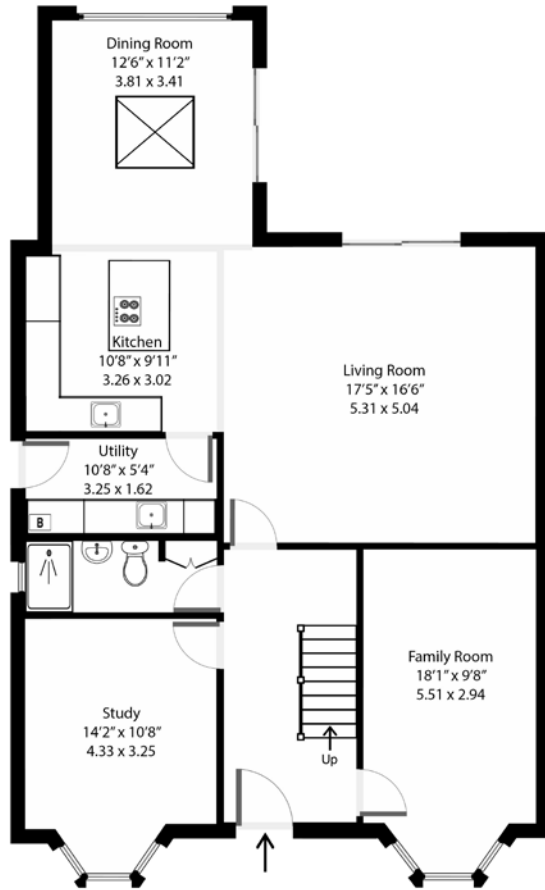












TOTAL FLOOR AREA: 2005 sq. ft (186 sq. m)



EPC RATING  
B



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
All main services are connected.

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