



FOUNDATION

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The Windmill, Bowl Road, Charing TN27 0NH

3 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



The Windmill, Bowl Road, Charing TN27 0NH

- Unique Grade II Listed Windmill
- Three Double Bedrooms & Two Reception Rooms
- Opportunity To Extend & Enhance
- Bursting With Original Features
- Set With 0.3 Acres Of Grounds & Gardens
- Splendid Views From The Balcony
- Outbuilding & Detached Double Garage
- Peaceful Idyllic Setting Within The North Downs

SITUATION:

The Windmill is situated just off Bowl Road down a peaceful track yet close to the nearby village of Charing offers an excellent range of local services, including a main street with numerous shops and businesses, a primary school, and a mainline railway station. Primary schools can also be found in the nearby villages of Selling, Sheldwich, Eastling, Challock and Chilham, whilst Selling and Chilham also have mainline railway stations.

The nearby town of Faversham offers a far wider range of shopping, leisure, and recreational amenities, including an indoor and outdoor swimming pool, a cinema, a museum and numerous good pubs and restaurants.

The town is served by a good selection of primary schools and two secondary schools, one of which being the renowned Queen Elizabeth Grammar School. Faversham also

has a mainline station with a high-speed link to London St Pancras in just over an hour.

The bustling market town of Ashford is just 9 miles away and offers a superb range of shopping, sporting, and recreational amenities, along with a fine choice of schools, including both grammar and independent. Ashford International Station provides a high-speed rail link into London St Pancras in about 38 minutes, whilst the nearby junction 10 of the M20 provides great road access to London and the coast.

Nearby Canterbury offers an excellent range of amenities and these include primary and secondary schools in both state and private sector, three universities, two hospitals (one private) and two railway stations. It also has a good selection of shopping facilities, including a high street with independent retailers, lovely parks, gardens, restaurants, pubs, and leisure facilities.



DESCRIPTION:

The Windmill is a truly unique property which combines all the character of a traditional windmill with the comfort of a three-bedroom home. This interesting grade II listed property sits within 0.3 acres of beautiful gardens and has an elevated position with magnificent views of the North Downs. It comprises of a four-storey mill complete with wooden balcony, impressive sails, original fantail, and finished with dark timber weather boarding, which complements the original lower brick facade.

There is over 1400 sq.ft of spacious and versatile accommodation however there is the opportunity to extend into the characterful workshop adjacent to the Windmill (subject to planning)

The main entrance is via a UPVC glazed door which opens into a light and airy entrance hall which leads to the main living areas and a ground floor double bedroom and well-appointed family bathroom. To the right one

will find a splendid circular sitting room with exposed beams, original refurbished round windows, and French doors to the terrace. To the rear of the hallway there is a kitchen which has an array of traditional style units which have been finished with mosaic style tiles and offers plenty of space for free standing appliances. There is convenient access to the courtyard and the kitchen is complemented by a dining room that connects to the 140 ft rear garden through UPVC French doors.

The first floor is reached from the sitting room, there are wooden stairs which ascend to a landing which leads to a large double dual aspect bedroom and the balcony which wraps around the entire Windmill, there is also a roof terrace which could make the perfect spot for a morning coffee whilst enjoying the views over the rolling countryside.

On the second floor there is another double bedroom which is bursting with charm and character, the cogs sit neatly between the

exposed beams and the two wooden frames windows complete with monkey tail handles offer the most spectacular views of the Kent countryside. The final floor works perfectly for storage, dressing room or a cosy snug. The Mill is adjacent to an old flint workshop, which could be adjoined and converted to the Mill offering additional accommodation (subject to planning)

OUTSIDE:

The windmill enjoys 0.3 acres of grounds which wrap around the Mill and outbuildings which include a double detached garage.

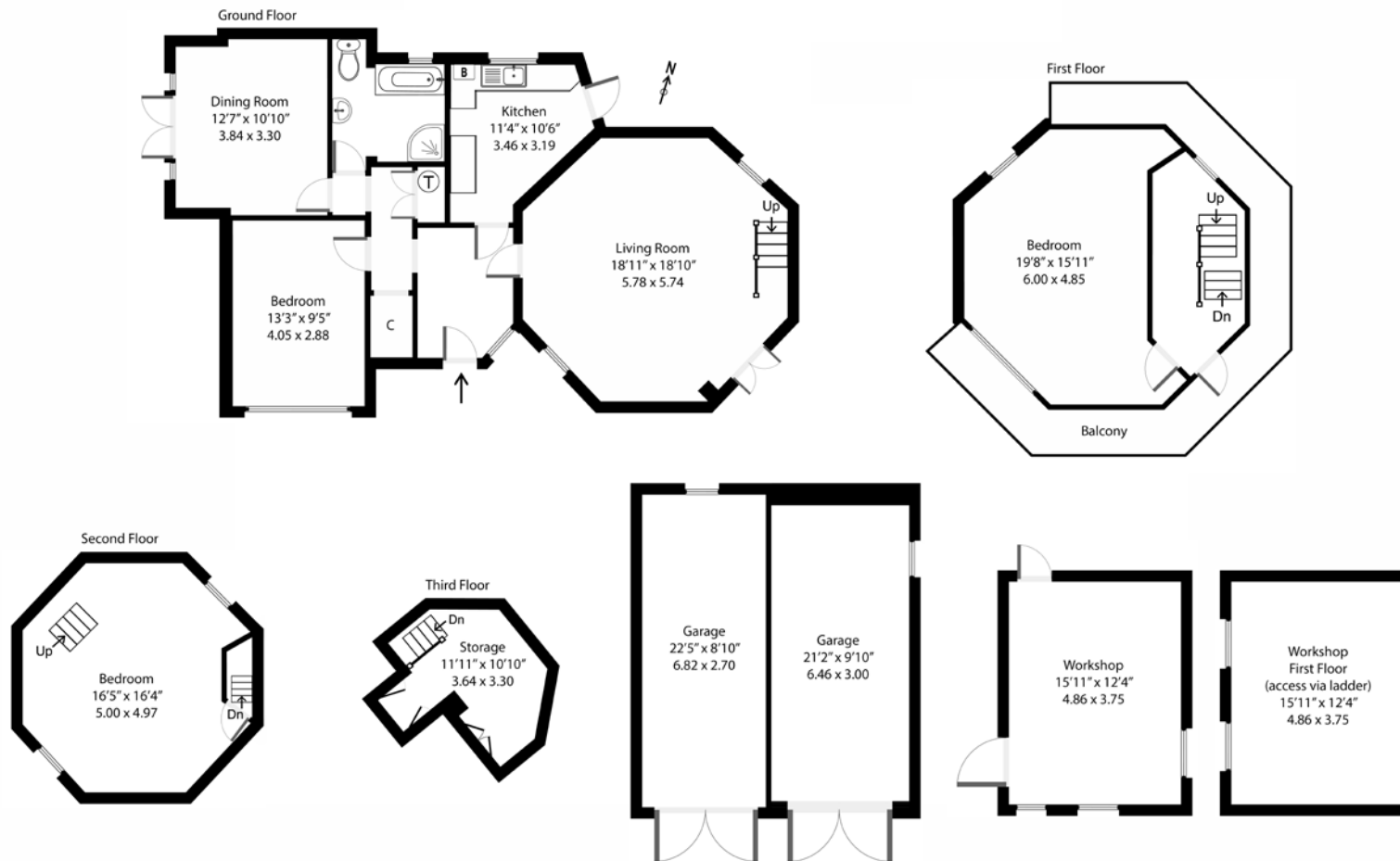
A public track runs down the left of the main garden and provides access to endless country walks. The rest of the grounds are well maintained and offer low maintenance outside space including a 140ft lawn and a peaceful courtyard found at the rear. The grounds are well connected from the house as doors from the kitchen, dining area and sitting room all offer access to the outside.











TOTAL FLOOR AREA: 2299 sq. ft (214 sq. m)
 WINDMILL: 1491 sq. ft (139 sq. m)
 OUTBUILDINGS: 808 sq. ft (75 sq. m)



EPC RATING
 E



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 Private drainage and all other services are connected

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