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Trees, The Lees, Challock, Ashford, TN25 4DH

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS



Freehold

Trees, The Lees, Challock, Ashford, TN25 4DH

- Striking Detached Modern Residence
- Open Plan Living Area With Bi-fold Doors
- High Specification Quartz Topped Kitchen
- Over 2400 Sq.Ft Including Garden Studio
- Four Bedrooms & Two Luxury Bathrooms
- 0.26 Acre Plot Of Fully Landscaped Gardens
- Integral Garage & Resin Driveway
- Fully Insulated Cabin/Guest Annexe



SITUATION:

Trees is situated on the Lees in the village of Challock and is surrounded by beautiful countryside and woodland including Kings Wood. These 1500 acres of ancient woodland contain a rich variety of flora and fauna including roaming herds of fallow deer and provide a truly spectacular backdrop to this wonderfully rural property.

Challock is a picturesque and typically Kentish village, centred around the village Lees and situated high on the North Downs in an area of outstanding natural beauty. It is conveniently situated close to both the A251 from Faversham to Ashford and the A252 from Canterbury to Maidstone.

The village is served by a well-regarded primary school, The Barn Shop and a public house (The Stag). The village has a strong sense of community, with many clubs and societies running from either the village's Methodist chapel or the ancient Norman

Church of Saint Comas and Saint Damian.

Other nearby villages include Charing (4 miles), Wye (4 miles) and Chilham (5 miles) and Selling (6 miles), all of which offer a good range of local services including shops, primary schools, a post office, butchers, and railway stations.

From a wider range of amenities, you have the market towns of Faversham (7 miles), Ashford (7 miles) and the Cathedral city of Canterbury (11 miles). Both Canterbury and Ashford offer a good selection of shopping and leisure facilities, private and state schools, hospitals and mainline stations with high-speed links to London.



A striking four-bedroom detached residence that has been highly modernised and artistically presented, showcasing a high degree of stylish interior design and fine craftsmanship, all while embracing the thoughtful architecture.

Trees has been extended and reconfigured in recent years to offer over 2,400 sq. ft. of spacious and versatile accommodation, with a strong emphasis on light and space—created through vaulted ceilings and extensive glazing. The current owners, who have an eye for detail and creative flair, have aesthetically enhanced the property whilst also transforming the outside space.

Set in an enviable location overlooking The Lees in Challock, the property occupies a generous plot of 0.26 acres of wonderfully manicured grounds, including a recently laid resin driveway and a fully landscaped, south-facing garden. Trees also offers a large studio, ideal for a home business or with potential to be converted into a self-contained annexe (STPC).



The façade consists primarily of pale composite cladding, which complements the dark-framed windows. The front door opens into an entrance porch, which in turn leads to an elegant entrance hall, featuring intricate panelling and porcelain flooring laid seamlessly throughout most of the living space.

The kitchen/dining room overlooks the garden through bi-fold doors and is fitted with bespoke, high-quality units that integrate all major appliances. These include a Quooker boiling tap, wine cooler, double oven, microwave, integrated bins, and a freestanding American-style fridge freezer. The space is finished with quartz worktops and brushed brass handles.

The main kitchen area surrounds a central island and is further enhanced by a fitted dresser and a breakfast room with an expanse of additional cabinetry. French doors open into a charming sitting room, adorned with bold décor and a wood-burning stove set within a limestone mantel. There are four

bedrooms; the smallest currently serves as a study, while the largest features an expanse of fitted wardrobes and benefits from both a dressing room and an en-suite. The main family bathroom has been fully refurbished and comprises a vanity basin, shower over bath, and WC. The décor is elegant, with porcelain tiles, stylish wallpaper, and decorative panelling. A well-appointed utility room sits opposite the integral garage. .

OUTSIDE:

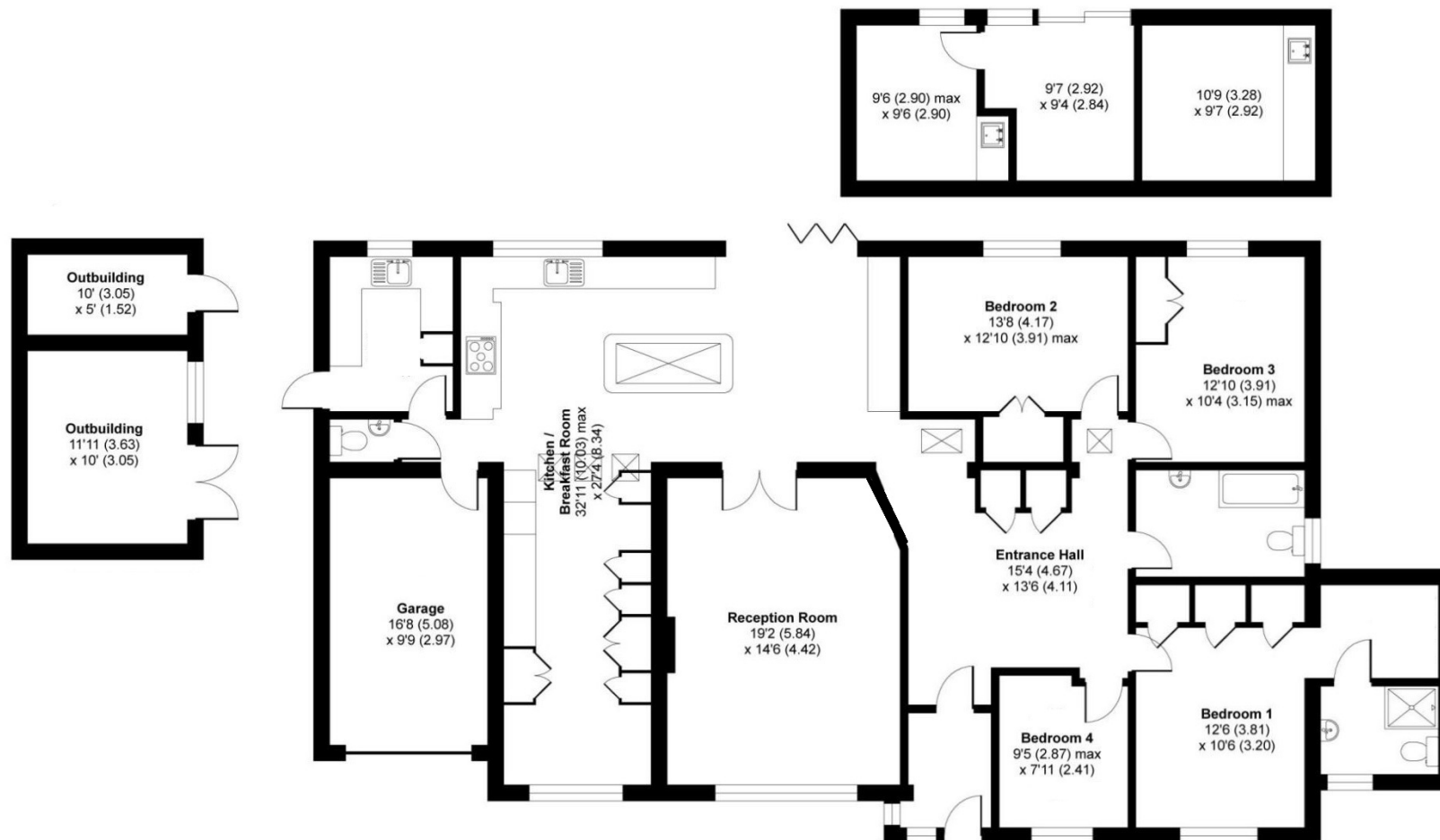
Trees sits within 0.26 acres of immaculately landscaped grounds and features a recently laid resin driveway with space for at least six cars. The south-facing garden has been beautifully manicured and is mainly laid to lawn, with colourful borders, established shrubs, and attractive trees. There are several outbuildings and a greenhouse. The studio blends beautifully with the main house, constructed from the same high-quality materials. It includes a kitchenette—ideal for a home business—and could also serve as a guest annexe with further conversion (STPC).











TOTAL FLOOR AREA: 2598 sq. ft (241 sq. m)
HOUSE & ANNEXE 2418 sq. ft (224 sq. m)
OUTBUILDING: 180 sq. ft (16 sq. m)



EPC RATING
C



COUNCIL TAX BAND
F



GENERAL INFORMATION
Private drainage & LPG gas

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

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