



Sunapee House  
Chillenden | Canterbury | Kent | CT3 1PS



# STEP INSIDE

For those seeking the essence of refined country living, a home set within a small, welcoming village and surrounded by rolling countryside, this property offers an exceptional answer. This beautifully conceived modern country residence, built around 2008, sits gracefully within generous grounds backing onto open farmland in the heart of the Area of Outstanding Natural Beauty that embraces the charming village of Chillenden.

Approached via a sweeping gravel forecourt with parking for numerous vehicles, the property is introduced through a fivebar gate framed by tall hedging, ensuring privacy as you enter the inner parking area and the impressive double garage with pitched roof with storage room and twin upandover doors.

A manicured hedge and personal gate lead into the thoughtfully designed front garden and towards the solid oak front door. The exterior, with its traditional clapboard elevations and wide grey-framed windows, sets an elegant tone. Stepping inside, the first impression is one of extraordinary light. The doubleheight reception hall, with its fullheight glazing and French doors framing views of the rear garden, creates a breathtaking sense of space. Above, additional windows and an oakandchrome staircase rise to a striking galleried landing.

The dualaspect sitting room is a sophisticated retreat, featuring a stone fireplace with coaleffect gas fire, French doors to the terrace that bath the room in natural light. A formal dualaspect dining room provides an elegant setting for entertaining, though its versatility makes it equally suitable as a home study, with the breakfast area offering ample space for family dining.

The heart of the home is the magnificent tripleaspect kitchen/family room, a space where light pours through vast picture windows and French doors. An oak ceiling beam and central chimney breast with raised modern gas fire subtly define the seating area from the contemporary kitchen. Here, granite worktops, a large walkin pantry, and highquality appliances — including Miele ovens, warming drawer, gas hob, fullheight fridge and freezer, dishwasher and washing machine, create a luxurious yet practical environment. A wide archway leads to the gardenroomstyle breakfast area, complete with vaulted ceiling and dualaspect windows opening to the terrace, continuing the home's seamless openplan flow. A fitted utility room, coat cupboard and stylish cloakroom complete the ground floor.

The expansive galleried landing, with its large frontfacing windows, leads to the private double guest suite, a serene retreat with tall ruralview windows, a raised contemporary gas fire, mirrored wardrobes and a modern ensuite shower room with double vanity and underfloor heating. At the opposite end of the house lie the family bathroom, airing cupboard and four further double bedrooms, each enjoying delightful views. The principal bedroom features a wall of mirrored wardrobes and a spacious ensuite bathroom with skylight and underfloor heating.

Outside, terraces extend from both the lounge and dining room, offering perfect spots for relaxation and sunshine, while a further terrace beside the breakfast room invites al fresco dining. Sweeping lawns, fruit trees and mature shrub borders frame the garden, which gently merges into the surrounding fields, a tranquil and idyllic setting.









# SELLER INSIGHT

“ Life here has been shaped by the tranquillity of the countryside, the warmth of a closeknit village and the comfort of a beautifully designed modern house. As we prepare to downsize, it feels like the right moment to pass this very special home on to its next custodians.

Chillenden is a wonderfully friendly community, the kind of place where neighbours know one another and village life still has a gentle rhythm. The historic Norman church and village hall sit at its heart, while the renowned Griffin's Head pub brings everyone together, especially during its monthly classicar and barbecue gatherings. It's the sort of village where you feel instantly welcome.

Practical life here has been effortless. Adisham, just a short distance away, offers an Outstanding Ofsted-rated primary school and train connections linking directly to Canterbury and the high-speed service to St Pancras in under an hour. Nearby Aylesham has been invaluable for everyday essentials, with its Coop supermarket, health centre, pharmacy, butcher, hairdresser, beauty salon and bowls club.

Chillenden is in the parish of Goodnestone and offers a village charm and sense of calm and community you feel the moment you arrive. Tree-lined lanes, characterful period homes, and the welcoming atmosphere of a place that still values neighbourly connection. With Goodnestone Park Gardens on the doorstep and Canterbury just a short drive away, it strikes the perfect balance between rural tranquillity and everyday convenience, making it a wonderful place to call home.

We've enjoyed the abundance of local produce from the surrounding farm shops, including Gibson's Farm Food Hall, while the picturesque village of Wingham, with its tree-lined high street, has been a favourite destination. Its award-winning Dog Inn, independent shops, surgery, dentist and primary school make it a charming hub. The area is rich with societies, sports clubs and a newly upgraded recreation ground, and for family days out, Wingham Wildlife Park is just half a mile away.

Education has been another great advantage, with excellent grammar schools in Sandwich and Canterbury, and top private schools and universities in Canterbury itself. The city also offers a vibrant mix of high street stores, independent boutiques, restaurants and historic architecture. Transport links are superb, with frequent buses between Sandwich, Deal and Canterbury, and the A2 close by for easy access to London, Dover and Folkestone. The medieval Cinque Port town of Sandwich, with its shops, restaurants and championship golf courses, is also within easy reach.

And of course, one of the great pleasures of living here has been the dining scene. Within a 10 to 40 minute drive you'll find an impressive range of restaurants, including several with Michelin stars, perfect for evenings out or special celebrations.

Sunapee House has given us great comfort and connection. It is a home that embraces both the serenity of the countryside and the convenience of well-connected village life. Now, it is ready for its next chapter and for new owners to fall in love with it just as we did.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









### Education

Primary Schools:	
Adisham Primary	01304 849172
Goodnestone Primary	01304 840329
Wingham Primary	01227 720277
Kings Junior	01227 714000
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
Northbourne Park Prep School	01304 611215
Goodnestone Church of England Primary	01304 840329

Secondary Schools:	
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
St Roger Manwood Grammar	01304 610200
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000

### By Train from Canterbury West

High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins

### By Train from Adisham

Canterbury West	30 mins
Dover Priory	19 mins
St Pancras	1hr 44mins
Charing Cross	2hr 10 mins
Victoria	1h 38mins

### Travel By Road

Aylesham	2.8 miles
Adisham Station	2.9 miles
Sandwich	5.5 miles
Canterbury	10.0 miles
Channel Tunnel	16.2 miles
Dover Docks	12.8 miles
Gatwick Airport	77.6 miles
Charing Cross	73.0 miles

### Healthcare

Wingham Surgery	01227 831900
Aylesham Medical Practice	01304 840415
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100
Wingham Dental Practice	01227 720294

### Leisure Clubs & Facilities

Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Princes Sandwich	01304 611118
Royal St Georges Sandwich	01304 613090
Kingsmead Leisure Centre	01227 769818
Wingham Lawn Tennis Club	07956 354990

### Entertainment

The Griffin's Head	01304 840325
The Dog Wingham	01227 720339
The Duke William Ickham	01227 721308
The Anchor Wingham	01227 720392
Marlowe Theatre, Canterbury	01227 787787
Abode Hotel	01227 766266

### Local Attractions & Landmarks

Wingham Wildlife Park
Howletts Animal Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum
Dover, Deal and Walmer Castles

## GROUND FLOOR

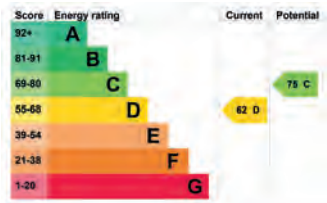
Reception Hall	18'11 (5.77m) x 16'1 (4.91m) narrowing to 12'1 (3.69m)
Cloakroom	
Sitting Room	24'1 maximum x 19'3 (7.35m x 5.87m)
Dining Room	14'9 x 12'4 (4.50m x 3.76m)
Utility Room	9'3 x 7'6 (2.82m x 2.29m)
Breakfast Area	11'11 x 9'5 (3.63m x 2.87m)
Kitchen/Family Room	25'9 maximum x 18'9 (7.85m x 5.72m)

## FIRST FLOOR

Galleried Landing	
Bedroom 2	13'1 x 12'1 (3.99m x 3.69m)
En-suite Shower Room	
Principal Bedroom	14'7 x 12'10 (4.45m x 3.91m)
En-suite Bathroom	
Bedroom 5 / Study	13'6 x 10'2 (4.12m x 3.10m)
Bedroom 3	13'1 x 10'0 (3.99m x 3.05m)
Bedroom 4	10'9 x 8'3 (3.28m x 2.52m)
Family Bath / Shower Room	

## OUTSIDE

Rear Garen	
Side garden	
Front Garden	
Gated Driveway	
Double garage	18'11 x 18'9 (5.77m x 5.72m)



Fine & Country Canterbury  
23 Watling Street, Canterbury, Kent, CT1 2UA  
01227 479317 | canterbury@fineandcountry.com

