



Yeomans House
Lower Lees Road | Old Wives Lees | Canterbury | Kent | CT4 8AZ



Step inside

Yeomans House

Sitting in the midst of 0.9759 acres of grounds is this superb residence with stunning views across vineyards and the North Downs Area of Outstanding Natural Beauty. It has been beautifully renovated and extended by the current owners but still retains some wonderful period features that reflect its Tudor origins and give it such a charming character.

The main vehicular entrance is from Lower Ensden Road and leads to a large block paved driveway that provides plenty of off road parking and is bordered by lawns. However there is a parking area for a car off Lower Lees Road together with a pedestrian gate and a pathway to the pitched roof front entrance. Walking along the path allows you to revel in the external appeal of the property with its Kent peg tiled roof, high chimney stack, casement windows and exposed half timbers.

However there are even more delights when you open the bespoke front door with glass side panels. This leads to a gorgeous entrance hall with original ceiling and vertical beams as well as a vast inglenook fireplace, a cloakroom and access to the basement cellar. The hall is surprisingly bright as a large picture window overlooking the garden provides plenty of natural light.

The elegant dual aspect living room includes exposed beams and a stone fireplace with a log burner while the heart of the household is the fabulous triple aspect kitchen and dining area with a beamed ceiling and delightful painted wooden units with quartz worktops. These house an induction hob, double oven and warming drawer as well as an American style fridge freezer and a dishwasher. There is also an impressive central island and plenty of space for a large table and chairs.

A bright linkway has a glass door to the rear terrace and access to the utility room with additional storage

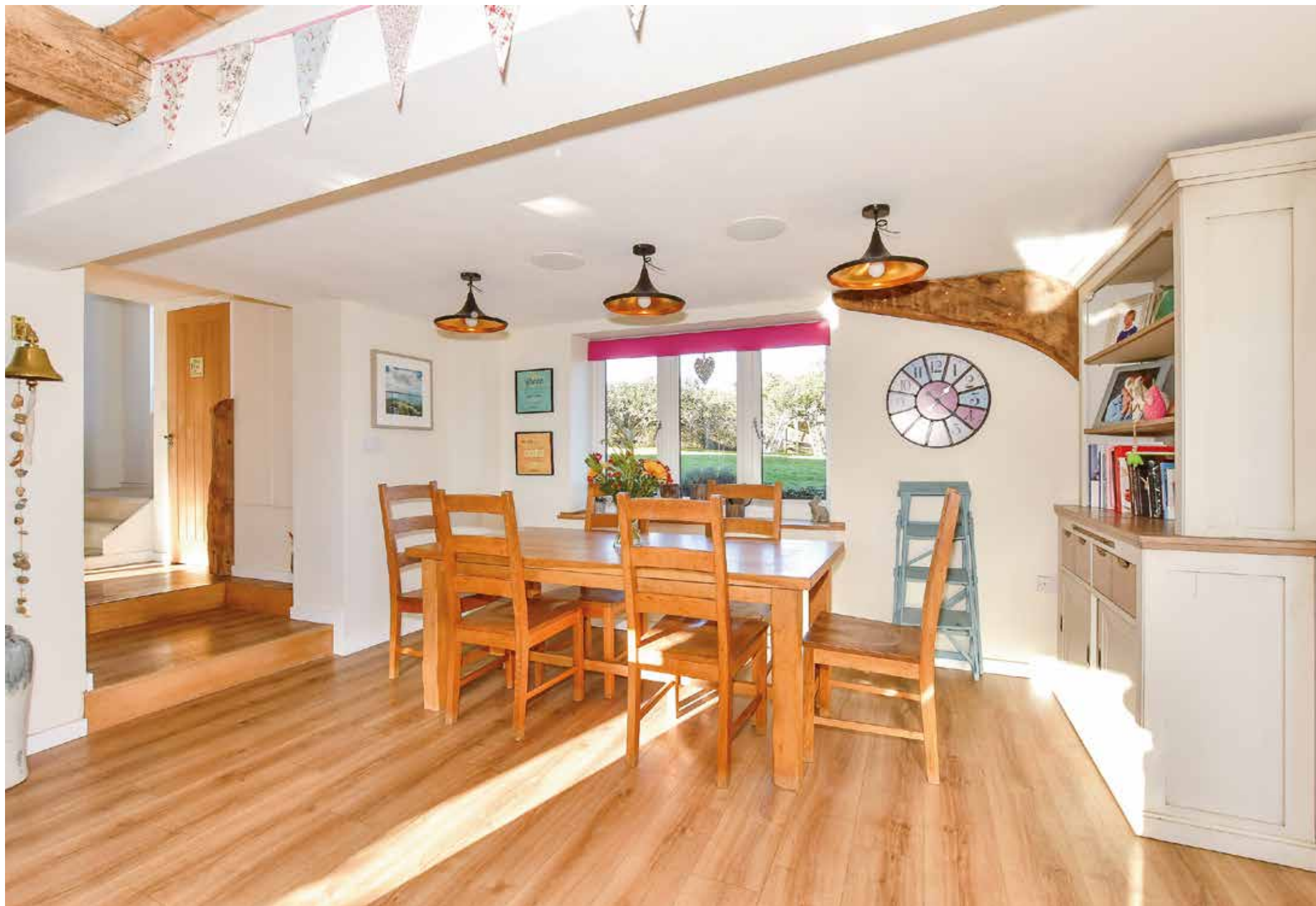
and laundry facilities as well as the boiler cupboard. It also leads to the awe inspiring vaulted ceiling games room large enough for a table tennis table. This has two sets of three bi-fold doors to the terrace that meet at the corner and when they are open you really do feel you are enjoying the 'great outdoors', whatever the weather. There is a very useful office and a large double bedroom with a seating area and an ensuite double shower as well as a separate entrance from the main parking area, so could form part of a separate annex.

A secondary staircase from the games room leads to a mezzanine family area with a vast picture and trapezoid window as well as a glazed door to the wonderful roof terrace with a glass balustrade and simply breath-taking rural views.

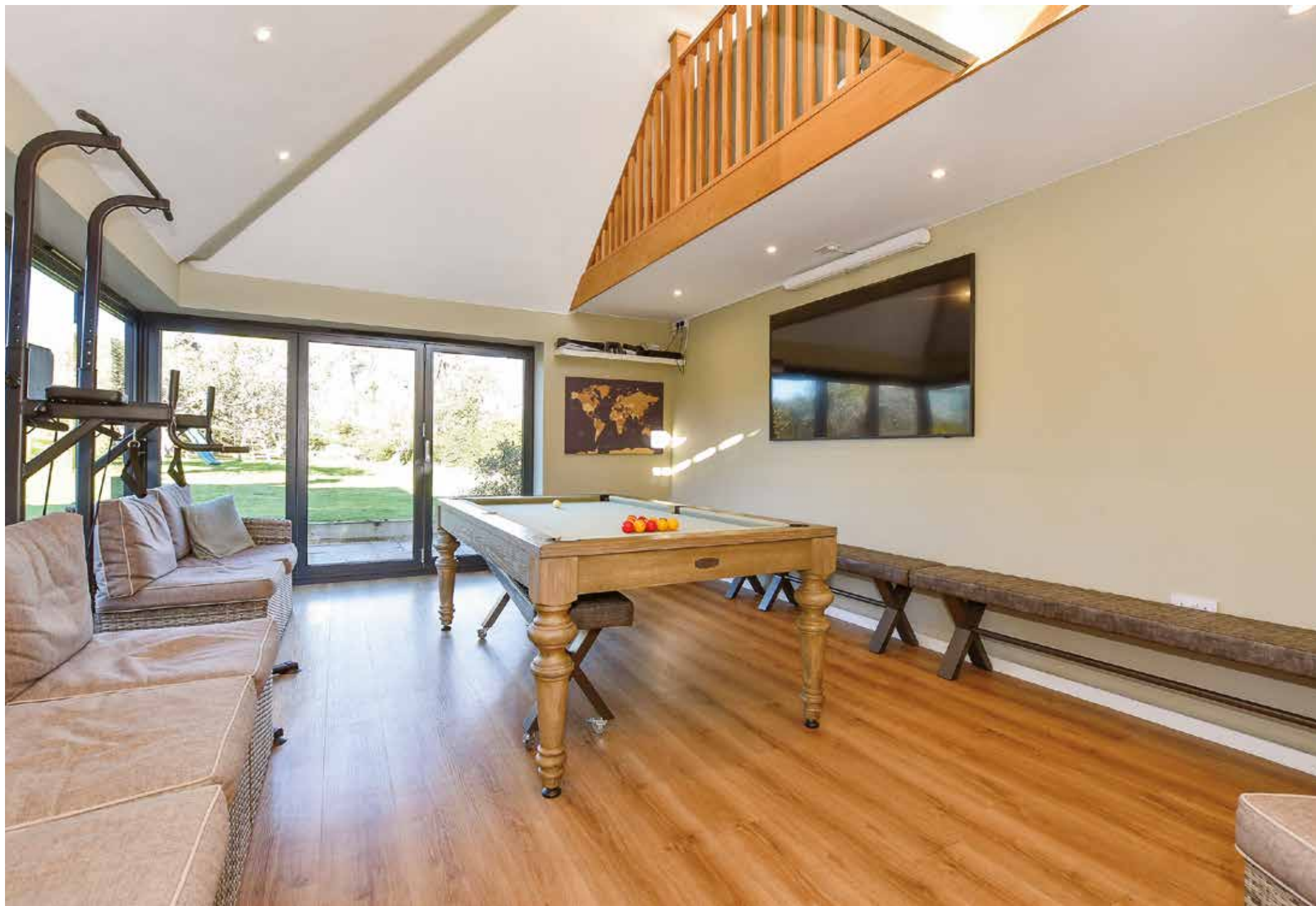
The main oak staircase leads up to four double bedrooms including one currently in use as an office. There is a family bathroom with a bath and separate shower as well as a step down to the delightful main, dual aspect bedroom with an original Tudor window and wonderful views. It has a fitted dressing area and an ensuite with a very large shower and twin vanity basins.

There is a charming garden shed that matches the outside of the house and wraparound terraces for outdoor entertaining that enables you to follow the sun all day. These are surrounded by lawns with shrub and flower beds at the front and apple trees in the rear garden while, at the side of the property, there is the original well which historically provided water for the whole village.









Seller Insight

“ We moved here about seven years ago as we love the peace and tranquility and the wonderful views. During our time here we have completely renovated and extended the property to create the gorgeous family home you see today. We converted the garage into the games room and added extra rooms including the first floor sitting room and wonderful roof terrace.

The house looks amazing dressed overall at Christmastime and we have even put a table tennis table in the games room so we could seat 20 people for Christmas lunch. Although the gardens are quite large, they are easy to manage as we use a robot mower that wanders around all day keeping the grass well-manicured. While we love this house, we are moving to be nearer other family members and hope new owners will enjoy everything about this wonderful home.

Although we are surrounded by the Kent countryside we are not far from Canterbury and Ashford. It is also only a three minute drive or a 20 minute walk to Chilham which includes two pubs and a good primary school plus free parking at its mainline station with access to high speed trains to London taking less than an hour.

Chilham is probably one of the most beautiful villages in the South East of England with its 16th century black and white houses, The White Horse Inn and tea rooms surrounding the delightful village square. This also has gated access to Chilham castle which was destroyed except for the impressive Medieval Keep and was replaced by a magnificent Jacobean mansion set in 25 acres of delightful gardens and 300 acres of park and woodland. This was created by a number of famous designers including Capability Brown and now features an international cross country course. You will also find the excellent Badgers farm shop and cidery as well as Bagham Barn Antiques.

The nearby historic city of Canterbury includes a plethora of ancient buildings, lovely pubs, restaurants and two theatres as well as a variety of high street stores and independent shops, recreational facilities such as a golf course and sports centres and two mainline stations. It also has excellent grammar schools as well as top class public schools and three universities.”*

* 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.









Travel

By road	
Chilham station	1.5 miles
Ashford International	10.6 miles
Canterbury	5.4 miles
Channel Tunnel	17.5 miles
Dover Docks	23.2 miles
Gatwick	62.0 miles
Charing Cross	59.7 miles

By train from Chilham	
St Pancras	55 mins
Ashford International	13 mins
Canterbury	9 mins
London Charing Cross	1hr 33 mins
London Victoria	1 hr 21 mins

Leisure Clubs & Facilities

Chilham Sports Centre	01227 730233
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Chilham Mill Angling	07748 767882

Healthcare

Chilham Surgery	01227 731210
Old School Surgery	01227 738282
Kent and Canterbury Hosp	01227 766877

Chaucer Hospital
William Harvey Hospital

Education

Primary Schools:
St Mary's Chilham Primary
Kent College Junior
St Edmunds Junior
Kings Junior
Ashford Prep

Secondary Schools:
Simon Langton Girls Grammar
Simon Langton Boys Grammar
Barton Grammar
King's School, Canterbury
Kent College
St Edmunds
Ashford School

Entertainment

White Horse Inn
Woolpack Inn
Shelley's tearooms
Marlowe Theatre, Canterbury
Gulbenkian Theatre and Cinema

01227 825100
01233 633331

01227 730442
01227 762436
01227 475600
01227 714000
01233 625171

01227 463711
01227 463567
01227 464600
01227 595501
01227 475000
01227 763231
01233 625171

01227 730355
01227 730351
01227 730303
01227 787787
01227 769075

Local Attractions / Landmarks

Chilham Castle gardens and parkland
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum

Split Level Ground Floor

Approx. 170.8 sq. metres (1838.9 sq. feet)



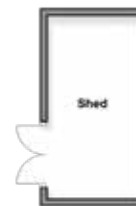
First Floor

Approx. 119.9 sq. metres (1287.9 sq. feet)



Outbuilding

Approx. 12.6 sq. metres (136.9 sq. feet)



SPLIT LEVEL GROUND FLOOR

Entrance Hall	21'4 x 11'1 (6.51m x 3.38m)
Cloak Cupboard	
Living Room	21'0 x 13'1 (6.41m x 3.99m)
Cloakroom	
Kitchen/Dining Area	21'4 x 14'7 (6.51m x 4.45m)
Linkway	8'11 x 6'11 (2.72m x 2.11m)
Utility Room	12'11 x 7'1 (3.94m x 2.16m)
Games Room	21'0 x 12'10 (6.41m x 3.91m)
Bedroom 4	20'8 x 12'2 (6.30m x 3.71m)
En Suite Shower Room	7'0 x 6'1 (2.14m x 1.86m)
Office	9'3 x 7'10 (2.82m x 2.39m)

BASEMENT (LADDER ACCESS ONLY)

Cellar	11'5 x 8'5 (3.48m x 2.57m)
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SPLIT LEVEL FIRST FLOOR

Landing	
Main Bedroom	15'5 x 10'8 (4.70m x 3.25m)
Dressing Area/	
Walk in Wardrobe	10'4 x 7'2 (3.15m x 2.19m)
En Suite Shower Room	7'7 x 6'0 (2.31m x 1.83m)
Bathroom	7'10 x 6'9 (2.39m x 2.06m)
Bedroom 2	13'3 x 10'5 (4.04m x 3.18m)
Bedroom 3	13'3 x 10'5 (4.04m x 3.18m)
Bedroom 5	11'4 x 8'9 (3.46m x 2.67m)

Mezzanine Family Area	17'5 x 10'3 (5.31m x 3.13m)
Balcony	

OUTSIDE

Front Garden	
Rear Garden	
Workshop	18'9 x 9'1 (5.72m x 2.77m)
Front Driveway	
Rear Driveway	

Score	Energy rating	Current	Potential
92+	A		34 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Council Tax Band: G
Tenure: Freehold

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