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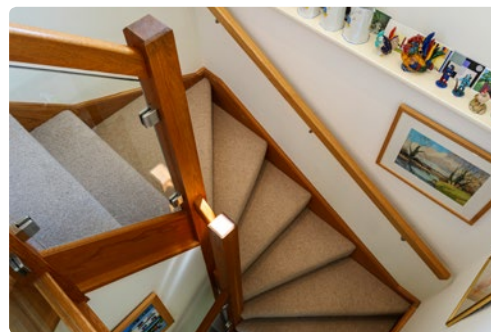
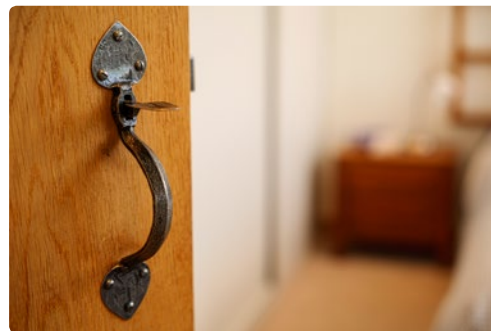
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Gloster Cottage, Old Clockhouse Green, Challock, TN25 4BJ

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



## Gloster Cottage, Old Clockhouse Green, Canterbury Road, Challock, TN25 4BJ

- Traditionally Styled Detached Residence
- Three Double Bedrooms & Two Bathrooms
- Natural Material & Bespoke Carpentry
- Open Plan Living Area With French Doors
- Dual Aspect Sitting Room With Wood Burning Stove
- Large Westerly Facing Rear Garden
- Driveway & Detached Pitched Garage
- Peaceful Location In Challock

### SITUATION:

Gloster Cottage is situated in a peaceful close 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) which has high speed links to London in less than half an hour and the Cathedral city of Canterbury (10miles). 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 traditionally styled detached residence, tucked away in a peaceful close within the sought-after village of Challock. Built in 2016 by renowned local developer David Cox, the property has been meticulously finished with elegant décor, thoughtful interior design, natural materials, bespoke carpentry and high-specification finishes throughout.

Occupying a generous plot, the home benefits from a large driveway, a beautifully maintained country garden, and a productive kitchen thoughtfully arranged with multiple vegetable beds. The symmetrical façade is a charming blend of cream weatherboarding, pale-framed hardwood windows, and heritage-style brickwork. A central front door, set beneath a pitched canopy, opens into a welcoming entrance hall with coat storage and cloakroom.

To the left is an elegant dual-aspect sitting room featuring rich oak floorboards, bespoke cabinetry, and a wood-burning stove framed by exposed brickwork beneath an oak bressummer beam.



The open-plan living space has been beautifully designed to create distinct areas for cooking, dining, and relaxing. The kitchen is fitted with granite worktops and gloss units incorporating integrated appliances, while a peninsula provides additional workspace and subtly separates the kitchen from the dining area. Beyond, a relaxed seating area with bespoke bookcases and French doors offers the perfect place to enjoy a morning coffee overlooking the garden.

An oak staircase with glass balustrade rises to a central landing, leading to a well-appointed family bathroom and three double bedrooms, all benefitting from fitted wardrobes. The principal bedroom also enjoys an en-suite shower room. Planning permission was previously granted for a loft conversion, presenting potential to create a fourth bedroom, subject to the necessary consents.

#### OUTSIDE:

The westerly-facing garden enjoys sunshine throughout the day and well into the evening.

Beautifully landscaped and immaculately maintained, it features established shrubs, colourful borders, and lawned areas. A seating terrace extends from the house, whilst a path leads to a timber-framed greenhouse and an additional garden area designed for growing vegetables, complete with raised beds, a potting shed, and a wildlife pond. This section of the garden could equally serve as an excellent children's play area. The driveway provides parking for several vehicles and leads to a detached garage with ample space for a car, alongside a separate log storage and store cupboard. The garage roof space has also been boarded to maximise storage capacity.

#### AGENTS NOTE:

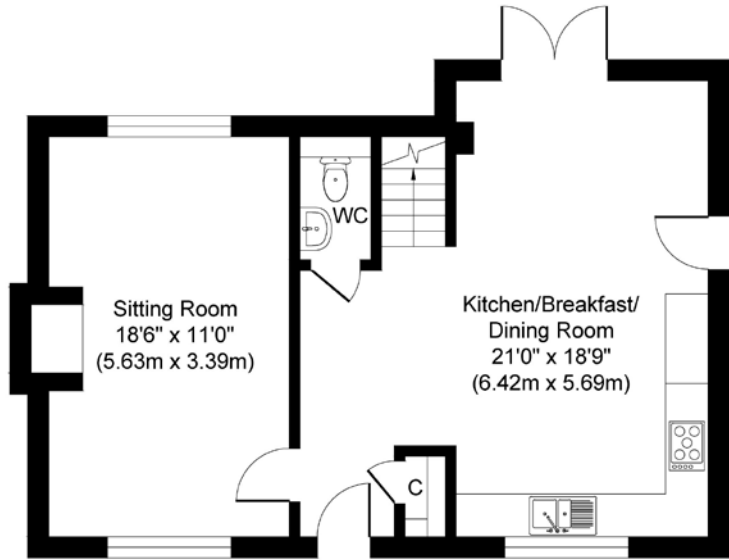
The property's primary fuel source is electric, complemented by solar panels which help support energy efficiency. There is a shared septic tank serving the six houses within the close, with a monthly maintenance charge of approximately £60 covering the upkeep of the private drainage system.



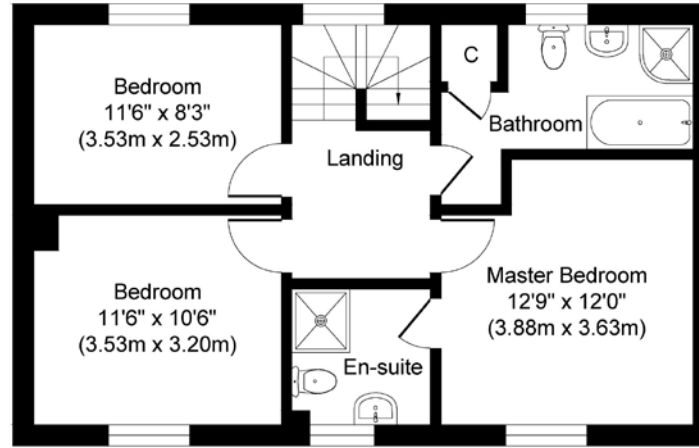




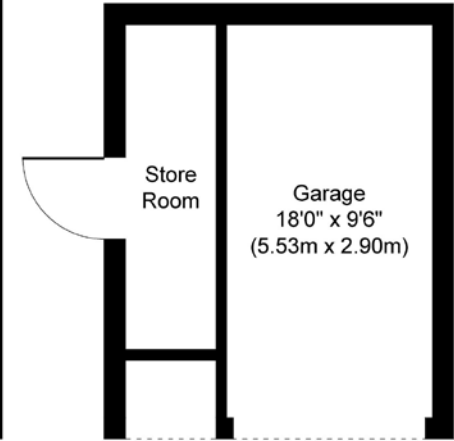




**Ground Floor**  
**Approximate Floor Area**  
**596 sq. ft**  
**(55.39 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**563 sq. ft**  
**(52.34 sq. m)**



**Garage**  
**Approximate Floor Area**  
**258 sq. ft**  
**(23.92 sq. m)**



TOTAL FLOOR AREA: 1417 sq. ft (131 sq. m)  
 HOUSE: 1159 sq. ft (107 sq. m)  
 GARAGE: 258 sq. ft (24sq. m)



EPC RATING  
 C



COUNCIL TAX BAND  
 F



GENERAL INFORMATION  
 Electric Fuel & Solar Panels  
 Private Drainage

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