



Freehold



Mulberry Croft, Mulberry Hill, Chilham, Canterbury, CT4 8AJ

- Charming Three Bedroom Detached Cottage
- Spacious & Versatile Accommodation
- Two Reception Rooms With French Doors To The Garden
- Impressive Loft Room With Exposed Beams
- Opportunity To Convert The Garage
- Within Approx 0.25 Acres Of Stunning Gardens
- Garage & Off Road Parking
- Beautiful Views Over Stunning Countryside

SITUATION:

Chilham is a historic and quintessentially English village located on the outskirts of Canterbury, nestled in the picturesque valley of the River Stour. Surrounded to the north, south, and west by the rolling North Downs, the area offers spectacular walking opportunities through an Area of Outstanding Natural Beauty. At the heart of the village lies a charming 15th-century market square, lined with exquisite period buildings including The White Horse pub, traditional village tea rooms, and a quaint gift shop.

The village is well served by essential amenities such as a post office, primary school, The Woolpack pub, a railway station, children's playground, village hall, tennis club, and sports centre. Chilham is also home to the historic Chilham Castle and the 15th-century Church of St Mary, reputedly the resting place of Thomas Becket in its churchyard.

The nearby cathedral city of Canterbury (7 miles) and the market town of Ashford (9 miles) provide a comprehensive range of shopping, recreational, and educational facilities, including a selection of both private and state grammar schools. Both towns boast mainline railway stations with direct services to London Victoria and London St Pancras, with Ashford International offering a high-speed connection to London St Pancras in just 37 minutes.

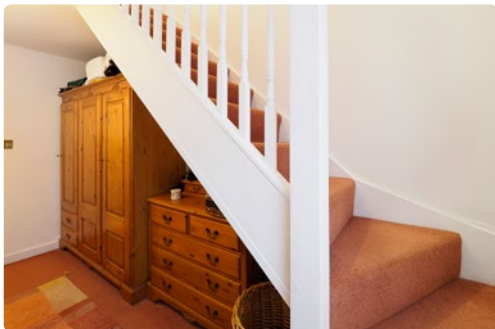
Excellent road links are available via the A2/M2 (4 miles) and the M20 (accessible from Ashford). The Channel Tunnel at Folkestone (24 miles) provides a regular shuttle service to the Continent, while the Port of Dover (22 miles) offers frequent ferry crossings, making Chilham a well-connected yet peaceful rural retreat.



A charming three-bedroom detached cottage, nestled within a gated plot of approximately 0.25 acres, set in a stunning rural location. Mulberry Croft boasts beautifully landscaped gardens and breathtaking panoramic views across the surrounding countryside.

Having undergone numerous sympathetic improvements in recent years, the property now offers exceptionally spacious and flexible living accommodation, perfectly blending character with modern comfort. Additionally, there remains significant potential to further enhance the home, with the opportunity to convert the garage (subject to planning permission) to create additional living space, tailored to your needs.

The ground floor is centred around a welcoming entrance hall, providing access to the principal living spaces. To one side, a well-proportioned living room enjoys a bright dual aspect and direct access outside, creating an ideal space for both relaxing and entertaining. Adjacent, the dining room is similarly



generous in size and features doors opening to the garden, allowing for a seamless indoor-outdoor flow.

The kitchen is positioned to the rear and is well arranged, with convenient access from the dining room and hallway, offering a practical and functional layout. A ground floor bedroom provides excellent flexibility, whether used as guest accommodation, a home office, or for multi-generational living, and is served by a nearby bathroom and separate shower room.

Upstairs, the first floor comprises two further bedrooms. The principal bedroom is particularly spacious, extending across a significant footprint, while the second bedroom is also of generous proportion.

OUTSIDE:

Mulberry Croft features a gated driveway with a carport and adjoining storage room, offering excellent potential for conversion into additional living space, STPC..

The garden wraps elegantly around the house, designed to showcase stunning panoramic views with multiple inviting seating areas throughout.

The lower garden is tiered, featuring alfresco dining beneath shaded pergolas and a dedicated hot tub area with electricity and plumbing in place. Fruit trees line the newly installed wooden fencing, adding both beauty and harvest.

Across the driveway, the garden is mainly laid to lawn, anchored by a magnificent walnut tree and providing a wonderful play area for children. At the top sits a charming log cabin perfectly positioned to enjoy the views, with a well-established vegetable patch and herb garden behind it.

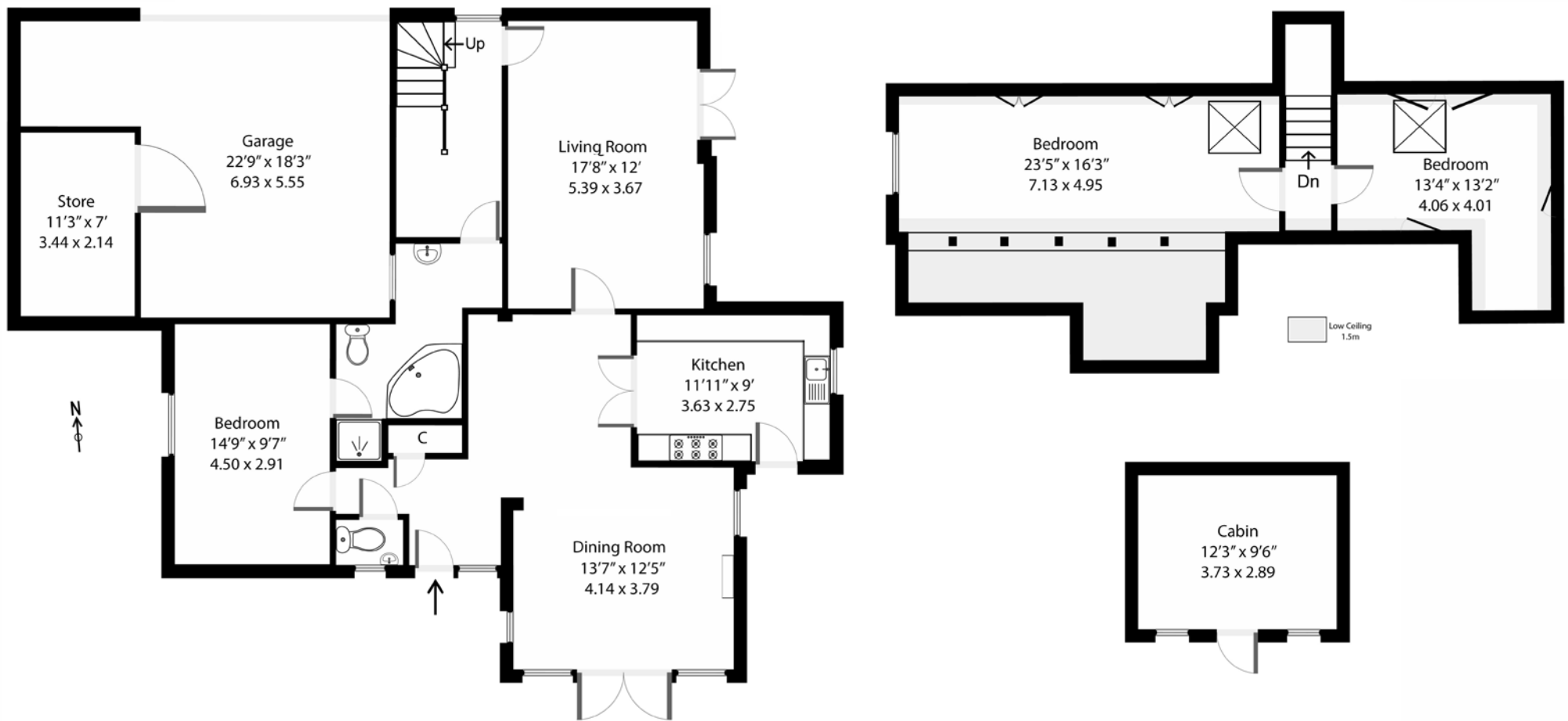
Beyond the fence, a wild meadow pathway attracts insects and butterflies, enhancing the natural appeal. This thoughtfully landscaped garden is a true asset to Mulberry Croft, reflecting the passion and care of the current owners.











TOTAL FLOOR AREA: 1503 sq. ft (140 sq. m)
 GARAGE: 406 sq. ft (38 sq. m)
 CABIN: 116 sq. ft (11 sq. m)



EPC RATING
 D



COUNCIL TAX BAND
 D



GENERAL INFORMATION
 All mains services are connected

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