



Tudor Cottage
Calleywell Lane | Aldington | Ashford | TN25 7DU

FINE & COUNTRY



Step inside

Tudor Cottage

At first glance the very attractive Tudor Cottage, with its delightful black and white exterior, Kent peg tiled roof, chimneys and diamond pane leaded light windows, lives up to its Tudor inspired name. However on closer inspection you realise that, while it has all the external character of a property from a bygone era, it is a modern replica built in the 1920s. Not only that, but the current owners have recently totally refurbished and updated the house so you have all the advantages of enjoying everything needed for modern day living, but within a characterful residence nestling in the midst of 1.33 acres of secluded grounds surrounded by farmland and the North Downs Area of Outstanding Natural Beauty.

The property is approached down a country lane on the outskirts of Aldington village that leads to a spacious driveway where you can park numerous vehicles. There is a double oak framed carport and an attached building with two very useful rooms currently used as an office and a studio. This building is ideal for you to work from home as you will not be disturbed by activities in the home and business visitors do not need to venture into the house.

A pathway leads to the front porch and is flanked by the spacious front garden that includes lawns interspersed with shrubs and mature trees, including beautiful flowering cherries and magnolias, as well as a large pond. There is a studded oak front door that opens into the welcoming hall with its exposed ceiling beams, oak staircase to the first floor, a modern cloakroom and engineered oak flooring that flows throughout the ground floor.

There is a charming snug with exposed beams, built in shelving and an inset TV space as well as a box bay window where you can sit and have a quiet read or watch your favourite programme. While the 'star of the show' is the superb L-shaped open plan living room that includes zoned seating and dining areas and the kitchen/breakfast room. This light and bright triple aspect space includes three sets of French doors to the rear garden, painted beams and a contemporary two-way log burner between the dining and seating areas.

The kitchen features a large square mosaic and mahogany butcher's block style breakfast bar and attractive shaker style units housing a double oven and five ring gas hob with space for an American style fridge freezer and dishwasher. There is a door through to a utility room, a back door to the rear terrace and a good sized boiler room with an airing cupboard, shelving and storage facilities.

Upstairs there is a very trendy family bathroom with Canadian maple flooring, a double walk-in power shower, a lovely oval stand-alone bath and a circular vanity basin with LED lighting. There are five bedrooms, all fitted with engineered oak flooring. One is set up as an office for two with fitted shelving and an inner bottled glass window providing additional light while three of the others are doubles with fitted wardrobes and delightful views. While the impressive dual aspect main bedroom features a large 'walk through' dressing room with wardrobes, hanging space and shelving that leads to a contemporary ensuite shower room with a power shower, LED lighting, a circular vanity basin, Canadian maple floor and storage cupboards.

Outside there is a spacious terrace for al fresco dining, large swathes of lawn bordered by trees that back onto fields, a charming vegetable garden and fruit trees. A separate area includes a large garden storage shed and a high hedge that leads to a paddock that could house a pony or other livestock for anyone interested in developing the 'good life'. Alternatively it could always be converted into a tennis court and/or swimming pool complex.











Seller Insight

“ When we bought the property some eight years ago it was in a somewhat tired state and we have thoroughly enjoyed redesigning and refurbishing it from top to bottom. We love it here because it is quiet and peaceful and the countryside views are stunning, but we have decided to look for another project and hope that new owners will take pleasure in everything we have done to create a beautiful country residence, whether as a permanent home or a lovely weekend and holiday country retreat.

Although we live in the country we are not isolated as it is only half a mile to the quintessential village of Aldington where you will find a 12th century church and the Walnut Tree pub, a good primary school and a tennis club plus an excellent deli store and a post office. You can appreciate just how popular Aldington is from the number of celebrities who have called this village their home. These include Noel Coward and Bill Deedes as well as Paul O'Grady, Julian Clary and Vic Reeves while Noel Redding, who was bass player for the Jimmy Hendrix Experience, was a previous owner of our house.

If you carry on along our lane in the other direction you will come to the Evegat business park which includes a delightful café/deli, The Dog House micropub, a beauty salon and a variety of artisan shops including clothes and jewellery. The lane leads on to the A20 for access to the M20 for London and the Channel Tunnel as well as nearby Ashford where the high speed train from Ashford International can whisk you to London in 37 minutes. The town also includes restaurants, pubs, shops and supermarkets as well as the McArthurGlen Designer Outlet showcasing numerous well known clothing brand shops. With regard to education there are other primary schools in nearby villages as well as two good academies in the town and the independent Ashford School while grammar schools are available in Folkestone and Canterbury which is also where you will find first class independent schools.*

* 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	
Ashford International	6.6 miles
Channel Tunnel	12.5 miles
Dover Docks	24.6 miles
Canterbury	15.3 miles
Gatwick Airport	58.5 miles
Charing Cross	62.1 miles

Train from Ashford International	
St Pancras	37 mins
Charing Cross	1hr 16mins
Cannon Street	1hr 21mins
London Bridge	1hr 12 mins

Leisure Clubs & Facilities

Aldington Tennis Club	01233 733801
Julie Rose Stadium	01233 613131
The Stour Centre	01233 663503
Ashford United Football Club	01233 611838
Ashford Golf Club	01233 622655

Healthcare

Hamstreet Surgery	01233 730190
Woodchurch Surgery	01233 860236
William Harvey Hospital	01233 633331

Education

Primary Schools:
 Aldington Primary School
 Lympne Primary C of E Primary
 Ashford School (Prep)

Secondary Schools:
 Norton Knatchbull Academy
 The North School
 Ashford School
 Harvey Grammar for Boys
 Folkestone School for Girls
 Simon Langton Girls Grammar
 Barton Grammar
 The King's School, Canterbury
 Kent College
 St Edmunds

01233 720247
 01303 268041
 01233 625171

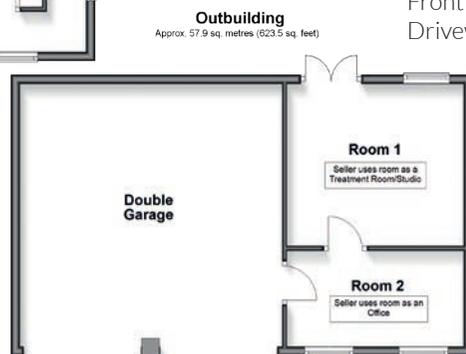
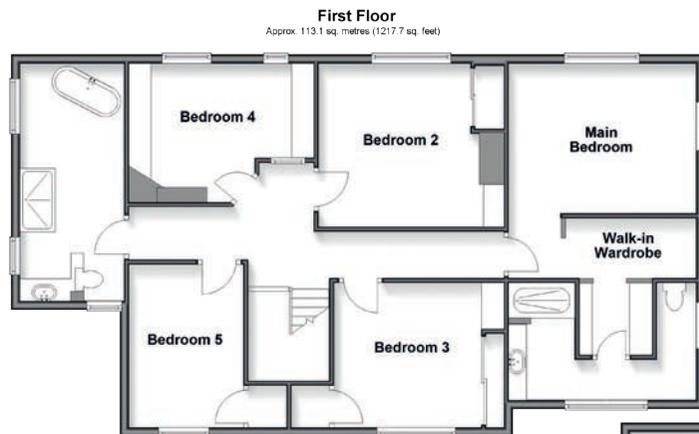
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 01227 763231
 01227 475000

Entertainment

The Walnut Tree	01233 720298
Quarry House Bistro	01233 720000
Barbara Anne Café Evegate	01303 813334
The Dog House Micro Pub	07340 985064
Trattoria Romana	01233 638033
Stubbs	01233 666111
Boys Hall Restaurant	01233 427727
Cineworld	
Marlowe Theatre, Canterbury	01227 787787
Leas Cliff Hall	01303 228600

Local Attractions / Landmarks

Wye Nature Reserve
 Romney Marsh
 Romney Hythe and Dymchurch miniature railway
 Lympne Castle and Saltwood Castle
 Port Lympne Animal Park
 Canterbury Cathedral



GROUND FLOOR

- Porch
- Hall
- Cloakroom
- Snug
- Sitting Area
- Dining Area
- Kitchen/Breakfast Room
- Utility Room
- Boiler Room
- Landing
- Main Bedroom
- Walk In Wardrobe
- En Suite Shower Room
- Bedroom 2
- Bedroom 4
- Family Bath/Shower Room
- Bedroom 5
- Bedroom 3

- 13'3 x 13'2 (4.04m x 4.02m)
- 22'8 x 14'1 (6.91m x 4.30m)
- 16'9 x 11'7 (5.11m x 3.53m)
- 18'8 x 9'9 (5.69m x 2.97m)
- 14'8 x 14'1 (4.47m x 4.30m)
- 13'7 x 11'11 (4.14m x 3.63m)
- 13'7 x 10'9 (4.14m x 3.28m)
- 11'11 x 8'4 (3.63m x 2.54m)
- 12'5 x 10'6 (3.79m x 3.20m)

OUTBUILDING

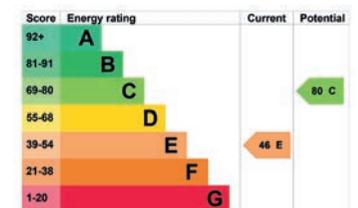
- Double Garage
- Room 1(Treatment Room/Studio)
- Room 2 (Office)

- 19'1 x 16'4 (5.82m x 4.98m)
- 13'2 x 9'5 (4.02m x 2.87m)
- 13'2 x 7'0 (4.02m x 2.14m)

OUTSIDE

- Rear Garden
- Side Garden
- Front Garden
- Driveway

Council Tax Band: F
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 27.08.2025



Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

