



Linden

11 Chilton Avenue | Temple Ewell | Dover | Kent | CT16 3EF

FINE & COUNTRY



# Step inside

## Linden

High on the hills overlooking the Alkham Valley, virtually adjacent to Kearsney Abbey Gardens and opposite Russell Gardens, stands this attractive property with stunning rural views and surrounded by 7.18 acres of paddocks and woodland. It has been extended from a bungalow to become an impressive and contemporary detached residence with plenty of space for a growing family. It is approached via a very long drive at the end of a private road so is very quiet and peaceful as well as being safe for children and pets.

Its warm russet brickwork, varied roof lines and elegant steps leading to the modern front door provide an attractive and welcoming exterior and, once over the threshold, you can begin to appreciate the attention to detail and the high quality workmanship. This includes the double height entrance hall that incorporates a cathedral style upper window, a beautiful oak staircase and with an oak and glass banister, Kardean flooring and oak doors that flow through much of the property. It leads to the lounge and the very spacious, light and bright kitchen/dining room.

The dual aspect lounge has a delightful fireplace and patio doors to a good sized conservatory. This, in turn, opens onto a block paved patio with steps leading down to the driveway and three garages, as well as to the gate that opens into the paddocks.

The sizeable kitchen/dining room is where the family spend much of their time and includes two sets of French doors from the dining area out onto a decked terrace. The kitchen has a central island/breakfast bar, contemporary Howden units housing a built in double oven and microwave as well as a hob and dishwasher with other appliances in the large utility room. This is adjacent to a shower room and is a great place for off-loading muddy boots and cleaning up after riding or walking the dogs across the fields.

From the kitchen there is a door through to a very large games room as well as a double bedroom/study and a bathroom. So, if required, it would be quite simple to convert this area into a separate annexe that could be available for elderly relatives, adult children or as a holiday let.

Off the spacious glass and oak galleried landing that looks over the hall, there is a superb contemporary family bathroom with a stand-alone oval bath resplendent on a tiled plinth and a wet room style shower as well as four good sized bedrooms with lovely views including one with an en suite wet room and a walk in wardrobe.

The rear garden is mainly lawn with shrub and tree borders and continues up the hill to the woodland with steps and a rockery from the decked terrace. There are adjacent paddocks as well as a riding arena, five stables, a tack/feed room and a barn.







# Seller Insight

“ This was my childhood home so I have lived here most of my life and was delighted to have the opportunity to extend and modernize the property in 2018. I will always have wonderful memories of living here but a change in family circumstances and wanting to downsize means that it is time for new owners to take over and enjoy the peaceful and quiet surroundings, the stunning views and everything we have done to create a very special home. It is ideal for anyone interested in equestrian activities and we have always had horses and ponies here.

The location is delightful and the villages of River and Temple Ewell provide friendly communities. There are a number of activities in the River village hall as well as a Co-op mini market, a greengrocer, pharmacy and post office, while the local primary school is rated Outstanding by Ofsted. There is also a regular bus service between Dover and Canterbury where you will find excellent grammar and private schools.

The area around River is delightful and comes with the accolade of being an area of Outstanding Natural Beauty. Kearsney Abbey Park and Russell Gardens are close by walks with the dog and children and the wildlife is second to none with a wide variety of birds alighting on the ornamental lakes with squirrels and other small animals frequenting the park. Motoring enthusiasts can enjoy racing at Lydden and sailors can join the Royal Cinque Ports Yacht Club while golfers have a variety of choices from the Walmer and Kingsdown Golf Club to the Championship courses at Sandwich and Deal.

It is also a very convenient spot as we are only a couple of minutes' drive to the A 2 for Canterbury and London or Dover Docks and the Channel Tunnel for the Continent. There is also a large Tesco in a retail park nearby as well as other well-known retail stores, while Dover includes a number of individual shops, restaurants and the mainline station incorporating the high speed rail for St Pancras although we are even closer to Kearsney station for direct access to Canterbury where you will find a variety of high street stores, individual shops, bar restaurants, historic buildings and 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 Information**

<b>By Road</b>	
Kearsney Station	0.4 miles
Dover Priory Station	2.1 miles
Dover Docks	3.2 miles
Channel Tunnel	13.0 miles
Canterbury	16.8 miles
Charing Cross	75.9 miles
Gatwick	80.5 miles
<b>By Train from Kearsney</b>	
Dover Priory	5 mins
Canterbury East	24 mins
Charing Cross	1hr 58 mins
Victoria	1hr 46 mins
Ashford International	42 mins
St. Pancras (from Dover Priory)	1hr 4 mins

**Leisure Clubs & Facilities**

Dover Sea Sports Centre	01304 212880
Cinque Ports Yacht Club	01304 206262
Dover Rugby and Cricket Club	01304 210296
River Bowling Club	01304 823373
Dover Athletic Football	01304 822373
Walmer and Kingsdown Golf Club	01304 373256
Royal St. George's Golf Club	01304 613090
Prince's Golf Club	01304 611118

**Healthcare**

The Abbey Practice	01304 821182
Dr. Chaudhuri	01304 206463
Dover Medical Practice	01304 865555
Buckland Hospital	01304 222510

**Education**

<b>Primary Schools:</b>	
River Primary School	01304 822516
Temple Ewell C. of E. Primary	01304 822665
Dover College Junior	01304 205969

**Secondary Schools:**

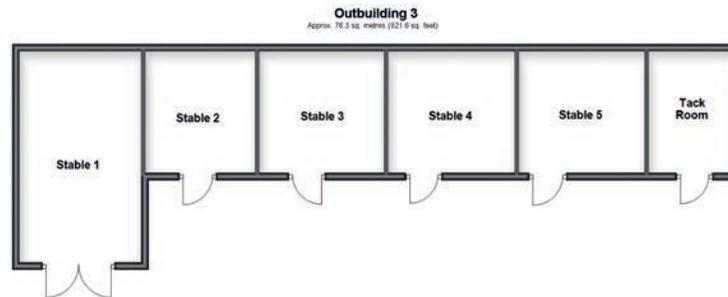
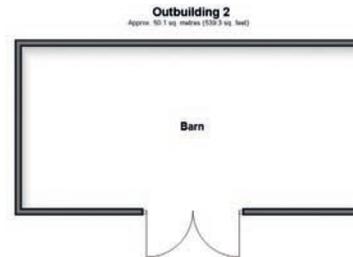
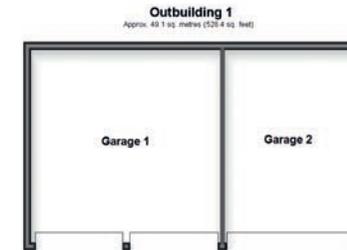
Dover Grammar School for Boys	01304 206117
Dover Grammar School for Girls	01304 206625
Dover College	01304 205969
Duke of York's Royal Military School	01304 245024

**Entertainment**

Royal Oak	01304 820926
The Cricketers	01304 206396
DKearsney Abbey Tea Room	01304 829046
The Marquis of Granby	01304 873410
The Smugglers	01304 853404
Best Western Hotel	01304 203633

**Local Attractions/Landmarks**

- Crabble Corn Mill
- Kearsney Abbey
- Russell Gardens
- The White Cliffs of Dover and Samphire Hoe
- Dover, Walmer and Deal Castles
- Knight's Templar Church, Dover
- Dover Museum
- Lydden Temple Ewell Nature Reserve
- Lydden Motor Racing Circuit



**GROUND FLOOR**

Entrance Hall	
Kitchen/Dining Room	24'3 maximum x 21'4 maximum (7.40m x 6.51m)
Lounge	18'9 x 13'9 (5.72m x 4.19m)
Conservatory	16'10 x 7'7 (5.13m x 2.31m)
Shower Room	
Utility Room	13'9 x 7'7 (4.19m x 2.31m)
Games Room	27'9 maximum x 21'5 maximum (8.46m x 6.53m)
Bedroom 5/Study	10'9 x 9'8 (3.28m x 2.95m)

**FIRST FLOOR**

Landing	
Bedroom 1	15'5 x 14'8 (4.70m x 4.47m)
En Suite Shower Room	
Walk In Wardrobe	
Bedroom 3	13'0 x 11'11 (3.97m x 3.63m)
Family Bath/Shower Room	
Bedroom 2	15'1 x 11'11 (4.60m x 3.63m)
Bedroom 4	15'5 x 11'6 (4.70m x 3.51m)

**OUTSIDE**

- Rear Garden
- Front Garden
- Driveway
- Paddocks
- Riding Arena

**OUTBUILDING 1**

Double Garage	17'9 x 17'6 (5.41m x 5.34m)
Garage	17'9 x 12'0 (5.41m x 3.66m)

**OUTBUILDING 2**

Barn	33'11 x 15'11 (10.34m x 4.85m)
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**OUTBUILDING 3**

Stable 1	19'3 x 11'3 (5.87m x 3.43m)
Stable 2	11'1 x 10'2 (3.38m x 3.10m)
Stable 3	11'7 x 11'1 (3.53m x 3.38m)
Stable 4	11'8 x 11'1 (3.56m x 3.38m)
Stable 5	11'7 x 11'1 (3.53m x 3.38m)
Tack Room	11'1 x 7'10 (3.38m x 2.39m)

£ 1,000,000

Council Tax Band: F

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 © 2023 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 22.03.2023





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