



Avalon
Soles Hill Road | Chilham | CT4 8JZ

FINE & COUNTRY



Seller Insight

“ We have thoroughly enjoyed extending, renovating and refurbishing this lovely family home from top to bottom with high end fixtures and fittings including the kitchen, bathrooms, flooring and oak doors. We thought we would be here for some time but, with the children having flown the nest, we feel it is time to downsize and let another family take advantage of everything we have done to create such a special place.

We love the countryside and Chilham with its beautiful buildings and friendly community as well as the convenience of being close to Canterbury and within easy reach of Ashford, Folkestone and Dover for access to London and the Continent as well as the coast for a day on the beach. The village is in the Great Stour valley and is probably one of the most beautiful villages in the Southeast of England, if not in the whole country. It is famous for being the centre piece for many historical films such as Emma, Moll Flanders and A Canterbury Tale.

With its 16th century black and white houses, pubs, shop and tea rooms surrounding the beautiful 15th century village square plus the gated access to Chilham Castle you feel you are transported back to a bygone age of grace and beauty in 'Olde England'. The original castle 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. It was designed by a number of famous specialists including Capability Brown and now includes an international cross country course. The gardens and surrounding areas provide wonderful places to walk while the excellent Badgers Hill farm shop and café provides a wide variety of daily items and quality local produce.

There is a good primary school in the village and excellent grammar schools in nearby Canterbury as well as top class public schools and three universities. This historic city 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 including a golf course and sports centre and two mainline stations. However you can drive from Chilham to Ashford International in about 15 minutes and catch the high speed train to St Pancras and be in central London in less than an hour, door to door.”*



Step inside

Avalon

Completely renovated, refurbished and extended by an experienced property developer to create her dream home, this fascinating country property is stunning. Approached via a long drive flanked by high hedges, it nestles in the midst of 1.85 acres of grounds on the outskirts of the picturesque village of Chilham, in an area of Outstanding Natural Beauty. Walking down the wide steps from the driveway, where you could park at least a dozen cars and other vehicles, onto a brick paved patio and in through the front door, the first thing that greets you is the superbly designed spacious hall and the light and bright atmosphere that permeates throughout the property.

This feeling is enhanced even more when you see the real 'hub of the household' - the gorgeous kitchen/dining room with its high, vaulted ceiling incorporating four skylights, triple aspect windows and French doors to a large and enclosed terrace. It has underfloor heating and Amtico LVT flooring that flows throughout much of the property. There is a plethora of delightful pale aqua blue storage units that house two built in ovens, a microwave, a dishwasher, an American fridge freezer and a pull out larder as well as an induction hob located in the vast central island breakfast bar where you can seat about eight people. This still leaves plenty of room for a large table and chairs for more formal dining. Glazed

double doors lead to the attractive lounge with its modern raised living flame gas fire and charming deep curved bay window. When the doors are open the overall area provides a wonderful entertainment space.

The hall includes a specifically designed shoe cupboard and a coat cupboard as well as access to the charming snug with its deep curved bay window and impressive marble style ornate carved fire surround and inset coal effect gas fire. There is also access to a large, fitted utility room with a fridge and freezer as well as its own 'front door', a double bedroom that is currently in use as a gym, a modern en-suite double shower room and a separate cloakroom. This could always become an annex for family members or guests and, if more accommodation was required, the adjacent light and bright double aspect room that is currently laid out as a study could always be incorporated. However the study is a delightful room to work in as it overlooks the garden and also has its own external door that leads to the garden as well as to an additional parking area and a carport with a large lock up bike shed. So if you have business visitors it is extremely useful as they do not need to go into the private part of the house.

Off the good sized galleried landing there is a modern family bathroom and four double bedrooms including a double aspect guest room with a walk

in wardrobe, another room with fitted cupboards and a mirrored, sliding door wardrobe as well as the master suite. This is approached via a walkway flanked by picture windows and has a trendy bathroom incorporating an inset bath, 'his and hers' basins and a double shower together with a large walk-in dressing room with fitted wardrobes. The landing includes additional cupboards and access to the partially boarded attic.

Outside the grounds incorporate lawns, plenty of mature shrubs and trees, a wonderful 'wildwood' area where kids can play and enjoy a game of hide and seek and numerous nooks and crannies where you can sit and revel in the sunshine or relax with a book. There is a double garage, fruit and vegetable growing areas and a greenhouse as well as a large detached workshop that could always be converted into a separate dwelling such as a cottage for adult children or elderly parents, a suite of offices or a games complex, subject to the necessary permissions. The enclosed terrace is ideal for al fresco dining and is also a safe place for young children and pets. A large heated swimming pool is semi hidden behind a dwarf wall and hedging. It is surrounded by a block paved terrace and is a real suntrap. It is adjacent to the pump room and a well-equipped office with lighting, electrics and Wifi. However this could always be used as a sunroom if offices were located elsewhere.







Travel Information

By Road

Chilham station	1.1 miles
Ashford International	9.9 miles
Canterbury	7.4 miles
Channel Tunnel	19.1 miles
Dover Docks	23.4 miles
Gatwick	61.5 miles
Charing Cross	59.7 miles

By Train from Chilham

St Pancras	55 mins
Ashford International	13 mins
Canterbury	9 mins
London Charing Cross	1 hr 33 mins
London Victoria	1 hr 21 mins
Ashford to St Pancras	36 mins

Leisure Clubs & Facilities

hilham 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	01227 825100
William Harvey Hospital	01233 633331

Education

Primary Schools

St Mary's Chilham Primary	01227 730442
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
Kings Junior	01227 714000
Ashford Prep	01233 625171

Secondary Schools

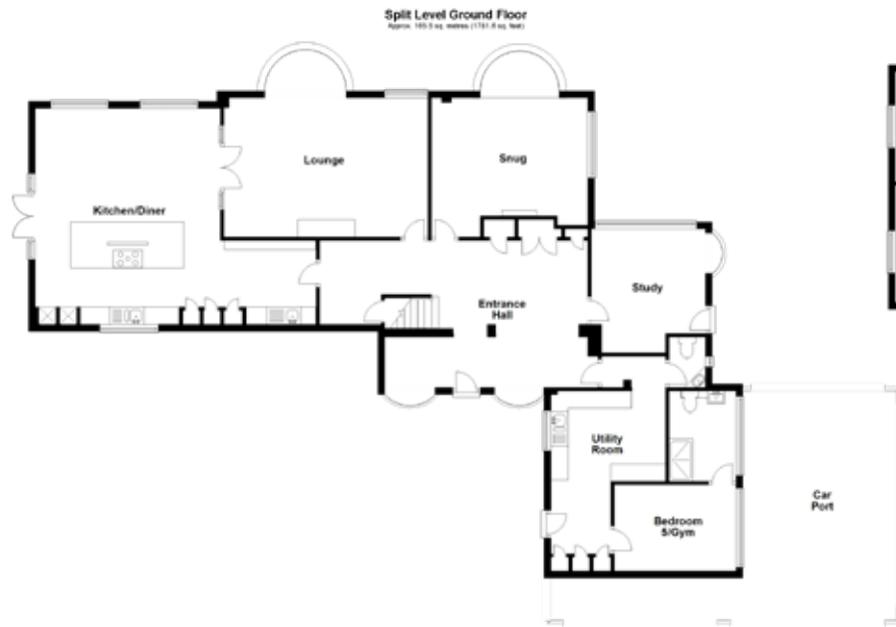
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 475000
St Edmunds	01227 763231
Ashford School	01233 625171

Entertainment

White Horse Inn	01227 730355
Woolpack Inn	01227 730351
Shelley's tearooms	01227 730303
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre and Cinema	01227 769075

Local Attractions/Landmarks

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



GROUND FLOOR

Entrance Hall	
Kitchen/Diner	20'5 x 18'8 (6.23m x 5.69m)
Lounge	19'5 x 13'2 (5.92m x 4.02m)
Snug	14'11 x 11'2 (4.55m x 3.41m)
WC	
Study	11'8 x 10'10 (3.56m x 3.30m)
Utility Room	10'11 x 8'7 (3.33m x 2.62m)
Bedroom 5/Gym	11'8 x 8'2 (3.56m x 2.49m)
En-suite	8'6 x 6'4 (2.59m x 1.93m)

FIRST FLOOR

Hallway	
Main Bedroom	17'1 x 12'6 (5.21m x 3.81m)
En-suite Bathroom	17'1 x 12'6 (5.21m x 3.81m)
Walk-in Wardrobe	8'9 x 5'2 (2.67m x 1.58m)
Bedroom 2	11'7 x 10'5 (3.53m x 3.18m)
En-suite Shower	5'0 x 4'10 (1.53m x 1.47m)
Bedroom 3	14'11 x 10'11 (4.55m x 3.33m)
Bedroom 4	11'1 x 9'1 (3.38m x 2.77m)
Family Bathroom	

OUTSIDE

Gated Drive	
Double Garage (Outbuilding 1)	18'0 x 18'0 (5.49m x 5.49m)
Carport	
Swimming Pool	
Garden	
OUTBUILDING 2	
Store Room	14'7 x 12'8 (4.45m x 3.86m)
Workshop	15'4 x 14'6 (4.68m x 4.42m)

POOL HOUSE

Office	9'1 x 6'5 (2.77m x 1.96m)
Pump Room	



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 © 2020 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 01.07.2021





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

