



Chapel Cottage
Grove Road | Grove | Canterbury | Kent | CT3 4BH



Step inside

Chapel Cottage

Whether you have intergenerational requirements, equine interests or are looking to develop 'the good life', this delightful country property in 2.01 acres of grounds and paddocks, with stunning views across orchards and Stodmarsh Nature Reserve, could tick all the right boxes. It was originally a chapel built in 1871 but was converted into a characterful family home with a large annexe in the mid-1990s and is surrounded by countryside. As well as a large paddock area it includes two stables, an orchard, a large polytunnel, a variety of outbuildings and numerous rainwater containers and water butts providing most of the external water requirements.

There is an electronic five bar gate opening onto a long gravel driveway that leads to a four car, double width garage, currently in use as a vast workshop while in front of the house there is a large turnaround forecourt where you can park numerous vehicles. This has steps up to the pitched roof front porch and attractive wood and glass front door. Off the hall is a well-proportioned sitting room with a brick fireplace and delightful views while the delightful and relaxing L-shaped dining/family area has tiled flooring that flows through an open access into the kitchen/breakfast area and also has a door to the annexe.

The excellent size double aspect kitchen/breakfast area is everything you imagine you will find in a country kitchen. It has a central exposed beams, a four oven oil fired Aga that nestles into an original inglenook fireplace and beautiful wood units with granite work tops. These house an electric hob, an integrated full height fridge, a pull out larder cupboard, automatic access corner units and a butlers sink. There is a large central island with a second sink and macerator as well as an adjacent cloakroom and boot cupboard with a door to the garden.

The ground floor annexe is ideal for elderly relatives, adult children or even as a country holiday let. However it can also be incorporated into the main house to create additional accommodation. There is engineered oak flooring that flows through most of the annexe that includes a spacious lounge that would also make an excellent office for anyone working from home. There is also a double bedroom, bathroom and fitted kitchen that can also be used as a utility room with an external door that provides independent access if required. There is also a hatch to the separate attic for storage.

The first floor galleried landing is large enough to incorporate a quiet reading area or computer desk and leads to a family bathroom with a large contemporary bath and modern shower as well as four double bedrooms that have views across the garden or orchards to the distant Westbere Lakes and Stodmarsh Nature Reserve. There is an impressive main bedroom with a large dressing area with plenty of fitted cupboards, an en-suite shower room and bifold glazed doors out to a balcony.

In addition to the garage and stables with hard standing there is another very large outbuilding for tractors and garden machinery as well as a separate haybarn/studio with lighting and electrics and a Wendy House while the orchard contains apple, pear, plum and cherry trees. For those who enjoy growing plants there is a green house, a plant potting area and a useful storage shed while the inner rear garden has been designed for entertaining with a large terrace for al fresco dining, lawns and a raised covered area with a hot tub overlooking a goldfish pond.







Seller Insight

“ This has been a wonderful home for us and our children over the past few years but now they are getting older our requirements have changed. We love the open countryside and the stunning views across the marshes. Stodmarsh Nature Reserve is known as the 'Birds Heathrow' as we have an enormous variety of migrating birds that use the Nature Reserve as a 'resting place.' It has been a great place for ponies and the paddocks could be used for a variety of animals if anyone wants sheep, pigs, chickens or even alpacas. There are plenty of facilities for growing fruit and vegetables and the large outbuildings could be developed for a variety of business purposes.

It is only a couple of miles to the delightful villages of Ickham and Wickhambreaux which includes a village hall, The Rose pub, a children's playing field and a primary school rated Outstanding by Ofsted. The Tor Spa retreat in Ickham is great if you fancy a bit of pampering while the Duke William is an excellent hostelry. Wingham is not far away with its pubs, shops, post office and nearby Gibsons farm shop for all your upmarket local produce while for horsey enthusiasts the Barton Equestrian Centre is not far away.

The historic city of Canterbury is only about seven miles and includes UNESCO heritage buildings, high street stores, individual shops, theatres, three universities and restaurants as well as two train stations including Canterbury West where the high speed train can whisk you to St Pancras in under an hour. Although you can take a train from Bekesbourne where it is easy to park. There are very good grammar schools in Canterbury and Sandwich and a wide choice of top class private schools in Dover and Canterbury. A regular bus service can take you to the city as well as to the Canterbury golf club and the Polo Sports club or to the Thanet towns for a day on the beach.”*

* 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

By Road	
Bekesbourne Station	4.8 miles
Canterbury East Station	6.8 miles
Canterbury West Station	7.2 miles
Channel Tunnel	22.4 miles
Dover Docks	20.7 miles
Gatwick Airport	76.9 miles
Charing Cross	72.3 miles

By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins

By Train from Canterbury East	
Charing Cross	1h 55mins
Victoria	1h 33mins
Dover Priory	20 mins

Leisure Clubs & Facilities

Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Littlebourne Cricket Club	07930391479
Kingsmead Leisure Centre	01227 769818

Healthcare

Littlebourne Surgery	
Northgate Medical Practice	
Canterbury Medical Practice	
Kent and Canterbury Hospital	
Chaucer Hospital	

Education

Primary Schools:

Wickhambreaux Primary	
St Thomas's Catholic Primary	
Kent College Junior	
St Edmunds Junior	
Kings Junior	

Secondary Schools:

Simon Langton Girls Grammar	
Simon Langton Boys Grammar	
Barton Grammar	
King's School, Canterbury	
Kent College	
St Edmunds	

01227 721515	
01227 208556	
01227 463128	
01227 766877	
01227 825100	

01227 721300	
01227 462539	
01227 762436	
01227 475600	
01227 714000	

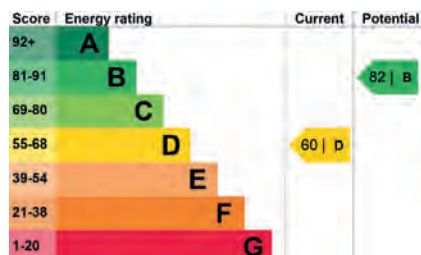
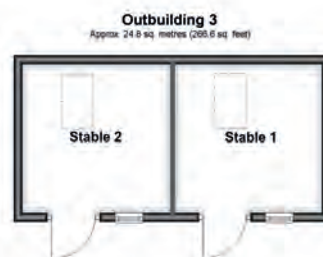
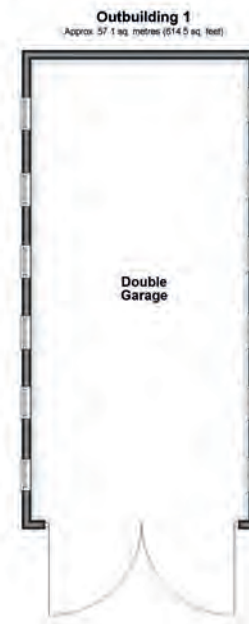
01227 463711	
01227 463567	
01227 464600	
01227 595501	
01227 763231	
01227 475600	

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266
The Rose	01227 721763
Duke William	01227 721308

Local Attractions/Landmarks

Howletts Animal Park	
Wingham Wildlife Park	
The Canterbury Tales	
The Beaney House	
Canterbury Cathedral	
Canterbury Heritage Museum	



GROUND FLOOR

Porch	
Hall	
Sitting Room	17'3 x 13'6 (5.26m x 4.12m)
Kitchen/Breakfast Area	27'11 x 13'0 (8.51m x 3.97m)
Boot Cupboard	
Cloakroom	
Dining/Family Area	(L-shaped) 16'8 x 9'8 (5.08m x 2.95m) plus 11'7 x 10'8 (3.53m x 3.25m)
Annexe Lounge	11'11 x 11'4 (3.63m x 3.46m)
Annexe Kitchen	11'4 x 11'1 (3.46m x 3.38m)
Annexe Bathroom	
Annexe Bedroom	11'5 x 11'1 (3.48m x 3.38m)

FIRST FLOOR

Landing	
Bedroom 2	13'5 x 10'2 (4.09m x 3.10m)
Bedroom 3	11'11 x 10'9 (3.63m x 3.28m)
Bedroom 4	10'8 x 9'7 (3.25m x 2.92m)
Main Bedroom	14'8 x 13'0 (4.47m x 3.97m)
Dressing Area	
En-Suite Shower Room	

OUTSIDE

Rear Garden
Paddocks
Driveway

OUTBUILDING 1

Double Garage	36'1 x 17'0 (11.01m x 5.19m)
---------------	------------------------------

OUTBUILDING 2

Workshop	21'6 x 14'9 (6.56m x 4.50m)
Hay Barn/Studio	14'6 x 7'3 (4.42m x 2.21m)

OUTBUILDING 3

Stable 1	11'5 x 11'1 (3.48m x 3.38m)
Stable 2	11'5 x 11'1 (3.48m x 3.38m)

£ 1,000,000

Council Tax Band: F
Tenure: Freehold



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

