



Church End, Church Lane, Challock, Kent

 SKYHUNTER
PROPERTY CONSULTANTS

STRUTT & PARKER
BNP PARIBAS GROUP 

Church End

Church Lane, Challock, Kent TN25 4DB

Heaven on earth - the quintessential country cottage in a sublime rural location

Ashford International 7 miles (London St Pancras from 36 minutes), Canterbury 11 miles, M20 (Junction 9) 6 miles

Entrance lobby | Sitting room | Reception room
Study | Kitchen/breakfast room | Principal bedroom with dressing room and en suite bathroom | 2 Further bedrooms | Family bathroom | Shower room | Exterior utility room
Garage | Garden

About 1.5 acres

The property

Church End is a rare find. Tucked away at the end of a quiet no through lane, next to the ancient parish church, the property is a meticulously restored Grade II Listed cottage. The 17th century façade with “Dering” windows belies an older interior which, at its heart, is a medieval hall house. Church End was subject to complete renovation about ten years ago and miraculously brought back to life, creating the timeless charm and character that it now offers.

The location of Church End is almost unsurpassable, with glorious uninterrupted rural views to the front and rear. Very unusually not another house can be seen from the property. To the rear the landscape unfolds into a gently sloping valley bordered on each side by mature woodland.

A buxus-lined path leads to the front door. On entering, to the right is a warm and welcoming kitchen/breakfast room with a range of custom-made units to one end. A magnificent inglenook with wood-burner dominates the room and is the perfect spot for a table and chairs for

informal dining. To the left is the lovely sitting room. Flooded with light from its dual aspects, this is a wonderful room for entertaining; a huge fireplace gives a focal point to the room. A glazed “see through” allows glimpses to the first floor, where the original timber framing is visible. Doors to the rear lead to the terrace

Off the sitting room is the study with fitted oak shelving. Adjoining is a useful utility cupboard and shower room/ cloakroom.

Stairs from the sitting room lead up to the magnificent full height first floor reception. The medieval crown post and timber framing create a wonderful ambience. The principal bedroom with adjacent dressing room and bathroom is beautifully crafted. Two further bedrooms and a family bathroom complete the accommodation at this level.

Outside

The gardens are a total delight and enchantment. Skilful planting plans and design have created a series of “rooms”, each with their own individual style and feel. Long vistas from the top of the garden enhance the idyllic setting and views over the valley from the terrace are timeless. There is a garage with a useful utility to the rear.

Location

Challock is a pretty village in the North Downs Area of Outstanding Natural Beauty, and has an excellent range of local facilities. The nearby towns of Ashford and Canterbury provide a broader selection of shops, schools and leisure facilities.

Road and rail links in the area are good with the M2 (J6) and M20 (J9) accessible via the A20 and the A252/A28 to Canterbury. Trains run from Charing to London Victoria in about 80 minutes; Ashford International offers a service to London St Pancras from 36 minutes, as well as Eurostar services to the Continent.













Directions

From Canterbury: Take the A28 towards Ashford. At the first roundabout take the third exit towards Chilham. Continue on this road for 3.5 miles and at Chilham continue on to the A252 towards Charing. At the roundabout with Crossroads Motors on the right, continue straight across. After a short while turn left into Church Lane. Continue to the very bottom of the lane and Church End will be found on the left.

General

Local Authority: Ashford Borough Council (01233 331111); Kent County Council (03000 414141)

Services: Church End has mains electricity and water, private drainage and oil-fired heating. There is underfloor heating throughout the ground floor.

Canterbury

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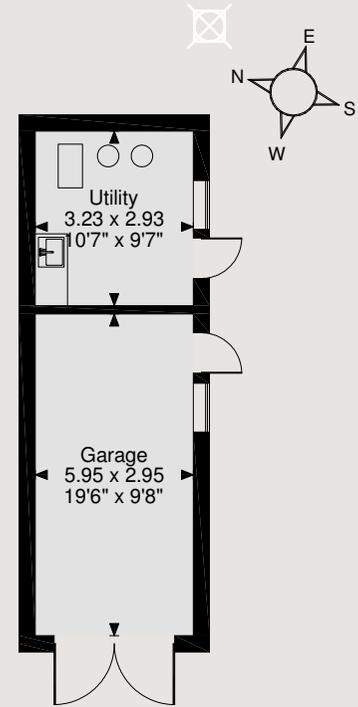
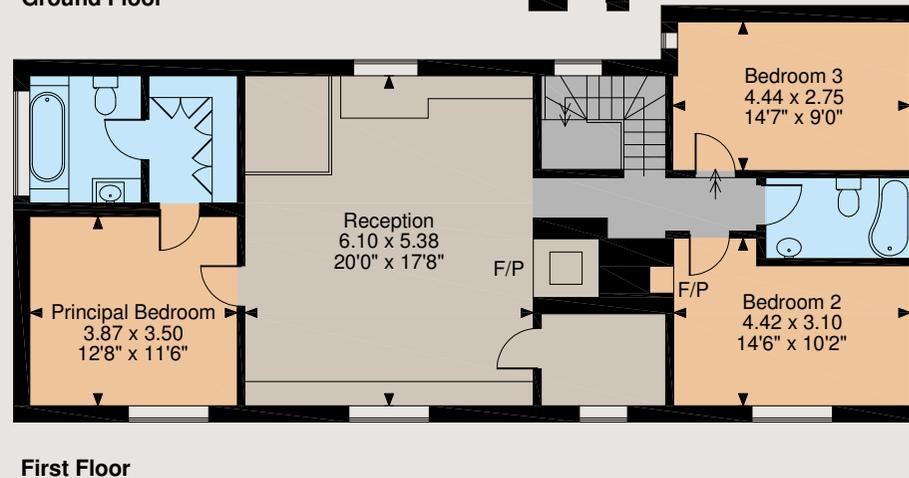
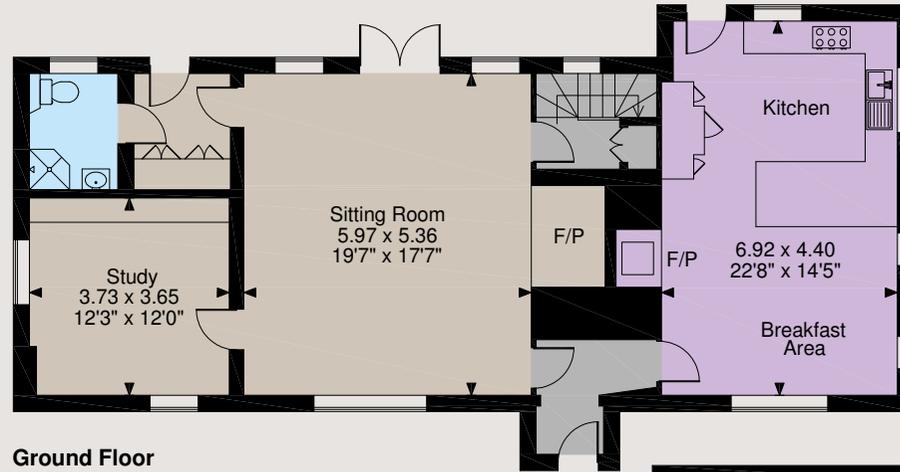
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Church End Church Lane, Challock
Main House internal area 2,184 sq ft (203 sq m)
Garage & Utility internal area 296 sq ft (28 sq m)
For identification purposes only.



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