

GRAHAM
JOHN
MAKE LIFE SPECIAL

A captivating home

with garage and garden too

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Charming in every way

It's a delightful home in a superb village

The Details

Mews Conversion
2 Bedrooms
Lounge
Stylish Kitchen
Cloakroom
Bathroom
Dressing Room
/Former Shower Room
Private Garden
Garage
Leasehold
Share of Freehold

The attention and care the owner has put into this home is immediately evident and enthralling.

Chilham square is one of the most captivating village scenes in Kent. That's borne out by the number of people who have told us, 'when we first came to the village and saw it we just knew we had to live here!'. The owner told us exactly the same thing and as you take a wander around the timbered buildings and look at the castle entrance you'll understand why.

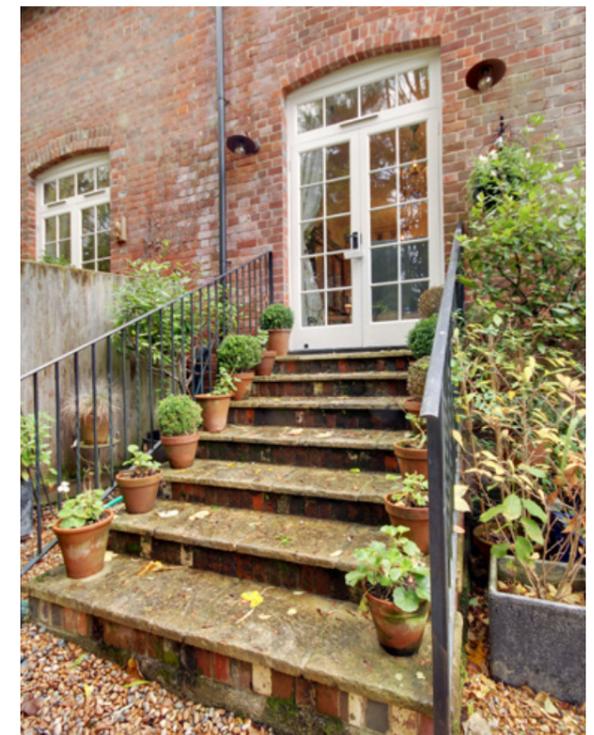
Chilham is much more than just a pretty square. It is a village that has a heart and a community. It has a station and with Ashford to one side provides excellent access to London and via the Eurostar from the international station, Europe is a simple train ride away. Canterbury, that magical cathedral city is also nearby whilst all around Chilham is some of Kent's prettiest countryside. The River Stour winds its way through the valley and has provided inspiration for film and TV.

You might imagine that somewhere so pretty will be inundated with visitors, over run with tourists but it rarely seems that way and some might argue this pretty place is one of the best kept secrets in Kent. The beauty of this home comes from the proximity to the village centre whilst amazingly having privacy at the same time. It is one of those homes that you don't stumble upon, you need to know it's there and the magic of discovering it for the first time will stay with you.

The owner has made this very much a home for herself and the design and thought she has invested pays wonderful dividends. There is an incredible feeling of calm as you step in, a little awe too as you take in the high ceilings and the fabulous glass panels



A real country ambience



So nice to have your own garden

and carefully crafted timber work that provides a super feature. The aga presides over the kitchen, a room where any cook will enjoy creating dinner. Tall wall cupboards are artfully designed and handcrafted to make the most of the storage space. Appliances are hidden away so that the room has that air of sophistication that suits the building. From the sitting room, French doors open onto a garden that revels in the evening sun and brings an almost Mediterranean feel to rural England. Thoughtful design has provided a downstairs wc and storage cupboards are deftly hidden in plain sight.

Upstairs the master bedroom has a dressing room en suite. 'It was a shower room when I came here.' our client told us, 'but I altered the bathroom and made that special, I love the slipper bath. The en suite was better for me as dressing space but could easily be re-instated if the shower room is needed or wanted'

There is a great second bedroom and another lovely asset is the garage that comes with the home. You may have gathered we love Chilham, visit and you'll realise why. View this home and the chances are your heart won't let you leave.

A bespoke
hand-built kitchen



This home is available for viewing by appointment through Graham John Estate Agents.

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Email: property@grahamjohn.com
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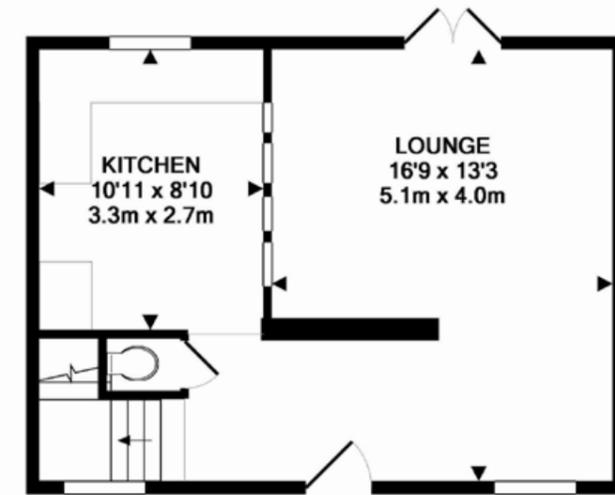
It is such a fabulous home to dress, somewhere that the interior designer within you will relish

This stable conversion retains a sense of its history and yet provides delightful accommodation. Throughout there is a charm that you expect from a country home, especially one in such a special setting but there is also that air of stylish modernity that makes for a practical home as well.

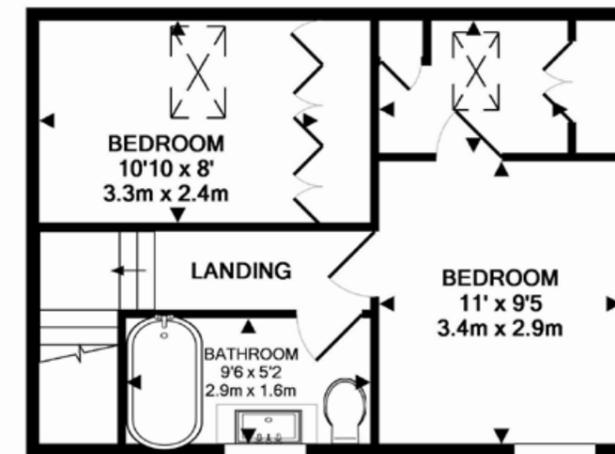


A lovely master bedroom

What theme will you choose here?



GROUND FLOOR
APPROX. FLOOR
AREA 367 SQ.FT.
(34.1 SQ.M.)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
A		A	
B		B	64
C		C	
D		D	55
E	56	E	
F		F	
G		G	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		England, Scotland & Wales	

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The perfect spot for summer evening drinks and morning coffee



There are lots of ways to enjoy living here, places to add a splash of colour or space for a little item to add to the charm of the home

This is one of those homes that beautifully suits, it has all the elements you long for, character, location, a garage and a garden. With it comes a sense of practicality and freedom. If you love to spend time away you should find it easy to 'lock

up and leave' and if you spend all your time here you'll revel in the village life, the charm of Chilham and the peace this tucked away setting provides ■

The communal courtyard area to the front is gated and adds to the sense of privacy that comes with living in the mews.