



17 Chantry Park
Sarre | Birchington | Kent | CT7 0LG

FINE & COUNTRY



Step inside

17 Chantry Park

Tucked away off the quiet Old Road in Sarre is Chantry Park, a stunning cul-de-sac enclave of superb individual detached properties built by the award-winning Millwood Designer Homes. One of the 'jewels in the crown' of this impressive development is the aptly named Chantry Place. This imposing three storey family home was built about 22 years ago with top quality materials and constructed in the attractive Tudor style that is immediately apparent from the moment you first see the house, with its varied roof lines, black and white elevations, patterned brickwork, leaded light style windows, a covered porch and period style double wood front door.

It is approached along a private road past the delightful pond that is a focal point of the development to a wide forecourt providing plenty of off road parking. This leads to a double garage, a secondary entrance to a recording booth and music room and the front porch. There is a spacious entrance hall with a solid wood staircase and dark solid wood doors with wrought iron handles that continue throughout the house as well as attractive Amtico flooring, a cloakroom, an understairs cupboard and a coat cupboard. The Amtico flooring flows through to the adjacent good-sized study that has a fitted storage area and a box bay window overlooking the drive, so is ideal if you are working from home as any business visitors do not need to go into the private part of the house. The dual aspect 'family space' incorporates informal dining and breakfast areas, French doors to the gorgeous garden as well as a trendy kitchen that was only installed about a year ago. It includes top-of-the-range Howden self-closing units housing a Miele double oven and combi microwave, hob, wine cooler and dishwasher as well as a peninsular breakfast bar and an adjacent utility room with an airing cupboard and laundry facilities. This area leads through to the sound proofed music room and recording booth which makes a great area for youngsters wanting to play or listen to music. The elegant dual aspect L-shaped sitting area has a delightful inglenook fireplace with a contemporary log burner providing a great focal point as well as Amtico flooring and multi-pane glass and wood doors to the formal dining area with French doors to the terrace. When the doors are open it makes a wonderful entertainment space for a number of guests.

On the first floor there is a family bathroom and three double bedrooms including a guest room with an en suite bathroom and an excellent main bedroom with fitted cupboards and an archway to a dressing room that could always be used as a nursery. It also includes a trendy en suite wet room with a fascinating 'body dryer', an automatic lit mirror and views over the rear garden and the orchard beyond. On the second floor there is a double bedroom with a partially vaulted ceiling, dormer windows and a fitted cupboard as well as a large modern shower room and storeroom that could become a kitchenette, if you wanted to create a self-contained studio apartment on the top floor.

The colourful rear garden has wonderful flower beds brimming with plants and backs onto an orchard. It includes a wide wraparound terrace with a hot tub under a gazebo, a hexagonal summerhouse with three distinct areas in the garden including a pergola style pathway that leads to a fishpond and a secondary terrace that is ideal for enjoying the evening sunshine with a glass of wine. There is also an archway to a vegetable and flower growing area with a greenhouse, soft fruit cages, a walnut trees and an impressive willow as well as a side terrace with the brick chimneystack, a tool shed and double gates to the front forecourt.











Seller Insight

“ We have really enjoyed living here for the past 20 years as it is very quiet and peaceful and we have a friendly local community but we now feel it is time to move nearer to our family and pass this beautiful house on to new owners. We have been delighted to update it over the years and feel that anyone moving here can just install their furniture and enjoy the place without having to do anything else. We have charming neighbours and the village has many historical connections including the pub that is famous for its secret Cherry Brandy recipe introduced by the Huguenots who arrived in the village after fleeing religious persecution during the reign of Louis XIV. It is a very friendly place with delightful neighbours and there is a regular bus service with buses going to Canterbury or the Thanet towns so the village is very accessible.

We are not far from St Nicholas at Wade with its 13th century church as an historic landmark and immediate necessities are available in the village shop and post office. There are three halls in the village including the village hall that hosts weekly events including keep fit and art groups, while cricket and football are played on the Bell Meadow recreation ground and a new children's playground has recently been created. For horsey enthusiasts there are livery stables in Stuart Lane and you can learn to dance at the Thanet Stage School.

It is only four miles to Birchington with its restaurants, shops, station, secondary schools and beaches. Indeed Birchington can also offer bowls, tennis and water skiing and there is the sailing club and other watersports such as wind surfing in nearby Minnis Bay, not to mention the Westgate and Birchington Golf Club for golfing aficionados. If you enjoy walking there are a number of excellent places for a bracing walk with the dog and for cyclists you can revel in a trip to Reculver along the Viking Coastal Trail.

You will also find a good and inexpensive cinema in Westgate, theatres in Margate and Broadstairs and if you want to go further afield Westwood Cross includes a large shopping centre with a variety of high street stores, a retail park and the Vue cinema complex as well as a casino and numerous restaurants.”*

* 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	
Birchington Station	4.4 miles
Thanet Parkway	7.9 miles
Dover Docks	22.8 miles
Canterbury	8.6 miles
Channel Tunnel	25.2 miles
Gatwick Airport	75.2 miles
Charing Cross	70.6 miles

By Train from Birchington	
High-Speed St. Pancras	1hr 32 mins
High Speed Ashford International	1hr 07 mins
London Charing Cross	1hr 59 mins
London Victoria	1hr 39 mins

Leisure Clubs & Facilities

Westgate and Birchington Golf Club	01843 831115
Birchington Bowls Club	01843 841086
Minnis Bay Sailing Club	01843 841588

Healthcare

Dr Crosfield and Partners	01843 821333
Birchington Medical Centre	01843 848818
Westgate Practice	01843 831335
QEQM Hospital, Margate	01843 225544

Education

Primary Schools:

St Nicholas at Wade Primary	01843 847253
Birchington Primary	01843 841046
Chartfield School	01843 831716
Wellesley Hadden Dene	01843 862991
St. Lawrence Junior	01843 587666
Kings Junior	01227 714000

Secondary Schools:

King Ethelbert School	01843 831999
Ursuline College	01843 834431
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666
King's School, Canterbury	01227 595501
St Edmunds	01227 475600
Kent College	01227 763231

Entertainment

The Crown Inn	01843 847808
The Sun	01843 841233
The Bell Inn	01843 847250
Powell Arms	01843 842777
Carlton Cinema	01843 832019
Vue Cinema Complex and Casino	01843 579999
Theatre Royal, Margate	01843 293397
The Smugglers Restaurant	01843 841185
The Sands Hotel, Margate	01843 228228

Local Attractions/Landmarks

Quex Park and Museum	01843 842168
Jungle Jims	01843 846305
Quex Activity Centre	01843 866023
Dreamland Amusement Park	01843 295887
Turner Contemporary Gallery, Margate	01843 233000
Shell Grotto, Margate	01843 220008
Spitfire and Hurricane Memorial Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524
Dickens House Museum, Broadstairs	01843 863453
Westwood Cross Shopping Centre	





GROUND FLOOR

Entrance Hall	17'3 (5.26m) narrowing to 14'3 (4.35m) x 10'3 (3.13m)
Cloakroom	
Sitting Area	19'0 x 14'9 (5.80m x 4.50m)
Dining Area	13'3 x 12'1 (4.04m x 3.69m)
Kitchen/Breakfast Room	18'8 (5.69m) x 16'3 (4.96m) narrowing to 12'2 (3.71m)
Utility Room	6'3 x 6'3 (1.91m x 1.91m)
Music Room/Recording Booth	23'0 (7.02m) x 11'4 (3.46m) narrowing to 6'8 (2.03m)
Study	12'8 x 7'9 (3.86m x 2.36m)

FIRST FLOOR

Landing	
Main Bedroom	14'6 (4.42m) x 13'3 (4.04m) narrowing to 10'9 (3.28m)
En Suite Shower Room	
Dressing Room/Bedroom 6	10'7 x 8'8 (3.23m x 2.64m)
Bedroom 5	10'7 x 9'8 (3.23m x 2.95m)
Bedroom 4	12'6 x 10'7 (3.81m x 3.23m)
Bedroom 2	15'0 (4.58m) x 14'4 (4.37m) narrowing to 13'5 (4.09m)
En Suite Bathroom	10'4 x 7'1 (3.15m x 2.16m)

SECOND FLOOR

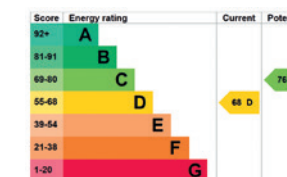
Landing	
Shower Room	
Bedroom 3	19'7 x 13'7 (5.97m x 4.14m)
Store Room	

OUTSIDE

Rear Garden
Driveway

OUTBUILDING

Double Garage	19'0 x 18'5 (5.80m x 5.62m)
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£ 1,350,000

Council Tax Band: G
Tenure: Freehold



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