



Chalk Farm House  
Barnsole Road | Staple | Canterbury | Kent | CT3 1LE

FINE & COUNTRY



# Step inside

## Chalk Farm House

Located on the corner of Chalkpit Lane and Barnsole Road, this charming L-shaped Grade II Listed property was originally built in 1704 and extended around 1850. It is surrounded by a curved brick wall and high hedging providing privacy and security and situated within 0.7898 acres of gardens and a paddock. The property has delightful external features including original brickwork, high chimney stacks, multi-pane casement windows and impressive panelled oak doors and is approached via a five bar gate opening onto a large gravel driveway where you can park numerous vehicles. This leads to the garage and is bordered by shrub and rose beds, lawns and a path to the front door as well as access to a tiled patio and the back door.

The entrance hall has attractive herringbone parquet flooring and leads to the delightful family room with a wide low windowsill and a brick fireplace with a log burner. This could be used as an elegant formal dining room where guests would enjoy being entertained but is currently used as a second reception room with a very different ambience to the gorgeous and characterful living room that has exposed oak beams, large inglenook fireplace with a Bressumer beam and access to the kitchen/breakfast room. This traditional country kitchen includes ceiling beams, original terracotta floor tiles, a Falcon range cooker and attractive units from John Lewis housing an integrated dishwasher and stand-alone appliances as well as an oak panelled door to the garden and space for a table and chairs. There is also has a utility room with space for laundry facilities, the downstairs cloakroom and access to the useful cellar with plenty of storage potential.

The first floor landing has a fitted cupboard and leads to a trendy tiled family bathroom with a stand-alone oval bath and a double bedroom as well as an archway through to three further double bedrooms with delightful views including one with a walk-in wardrobe.

Outside there are impressive mature trees, various lawn areas divided by hedging, a greenhouse, a shed and a gravel path bordered by flower and shrub beds that leads around the lawns to a charming wildlife pond as well to the paddock with post and rail fencing that would be ideal for a pony.

To potentially provide additional accommodation, planning permission has been granted for plans to build a new large double garage (63 square metres footprint) with two offices above as well as a WC cloakroom and a balcony overlooking the garden.



# Seller Insight



“ We bought this property in 2015 as it had always been our dream to live in a Kent farmhouse with a large garden. We love the property and the beautiful surroundings, and are only leaving it because we are re-locating to Ireland to pursue new career opportunities. The village is a very friendly place with its recreation ground, 14th century church and village hall where a variety of regular activities take place as well as the annual and very popular Staple Country Fayre. We live opposite the quintessential 16th century Black Pig pub/restaurant, (originally built from ships timbers from local shipwreck), so it is great to be able to pop over for a meal without having to take the car out. The area even has the award winning Barnsole Vineyard for wine enthusiasts and an excellent garden centre with a cafe.

There are wonderful places to go for walks as far as Chillenden where you can stop for a drink at The Griffin's head, Ash with its surgery, primary and private school or the nearby village of Wingham. This has a good primary school, pubs and shops and the Wingham Wildlife Park while Gibsons farm shop/food hall and cafe is just the place to buy something special for the dining table or a place to meet your friends for breakfast or coffee.

It is only about nine miles to the historic city of Canterbury with its ancient buildings, high street stores, individual shops, theatres and restaurants as well as two mainline stations including Canterbury West where the fast train will get you to London in under an hour. It is less than five miles to the ancient Cinque Port town of Sandwich and its famous Championship golf courses, while Adisham includes the nearest railway station.



\* 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**

Adisham Station	4.8 miles
Wingham	2.9 miles
Sandwich	3.9 miles
Canterbury	10.1 miles
Channel Tunnel	18.2 miles
Dover Docks	13.1 miles
Gatwick Airport	81.1 miles
Charing Cross	74.8 miles

By Train from Adisham	
Canterbury West	30 mins
Dover Priory	19 mins
St Pancras	1hr 44mins
Charing Cross	2hr 10 mins
Victoria	1h 38mins

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

**Leisure Clubs & Facilities**

Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Princes Sandwich	01304 611118
Royal St Georges Sandwich	01304 613090
Kingsmead Leisure Centre	01227 769818
Wingham Lawn Tennis Club	07956 354990
Wingham Short Mat Bowls Club	

**Healthcare**

Wingham Surgery	01227 831900
Ash Surgery	01304 812227
Aylesham Medical Practice	01304 840415
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100
Wingham Dental Practice	01227 720294

**Education**

<b>Primary Schools:</b>	
Adisham Primary	01304 849172
Wingham Primary	01227 720277
Kings Junior	01227 714000
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
Northbourne Park Prep School	01304 611215
St Faith's Ash	01304 813409

**Secondary Schools:**

Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
St Roger Manwood Grammar	01304 610200
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000

**Entertainment**

The Black Pig Staple	01304 813723
The Dog Wingham	01227 720339
The Duke William Ickham	01227 721308
The Anchor Wingham	01227 720392
Marlowe Theatre, Canterbury	01227 787787
Abode Hotel	01227 766266

**Local Attractions/Landmarks**

Barnsole Vineyard
Wingham Wild Life Park
Howletts Animal Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum



**GROUND FLOOR**

Entrance Hall	9'4 x 8'9 (2.85m x 2.67m)
Family Room	16'4 x 14'0 (4.98m x 4.27m)
Utility Area	6'5 x 4'6 (1.96m x 1.37m)
Cloakroom	6'5 x 5'0 (1.96m x 1.53m)
Living Room	22'2 x 14'2 (6.76m x 4.32m)
Kitchen/Breakfast Room	14'6 x 14'3 (4.42m x 4.35m)

**FIRST FLOOR**

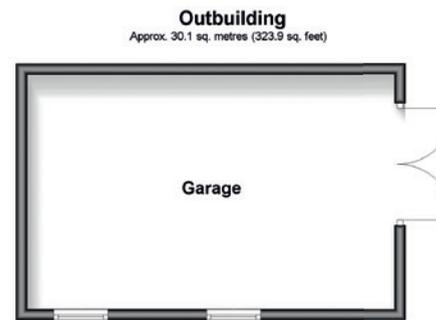
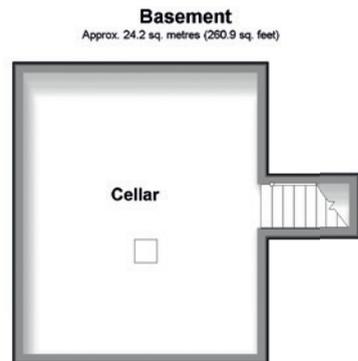
Main Bedroom	16'4 x 14'1 (4.98m x 4.30m)
Bathroom	8'5 x 6'0 (2.57m x 1.83m)
Bedroom 2	14'11 x 14'9 (4.55m x 4.50m)
Bedroom 3	14'4 x 12'0 (4.37m x 3.66m)
Bedroom 4	10'11 x 10'0 (3.33m x 3.05m)
Walk In Wardrobe	

**BASEMENT**

Cellar	15'1 x 13'2 (4.60m x 4.02m)
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**OUTSIDE**

Garden	
Driveway	
Garage	
Paddock	22'5 x 14'5 (6.84m x 4.40m)



£ 1,100,000

Council Tax Band: F

Tenure: Freehold



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 © 2024 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 22.03.2024





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