



Walkers Rest Canterbury Road, Chilham

Guide Price £750,000

Skippers

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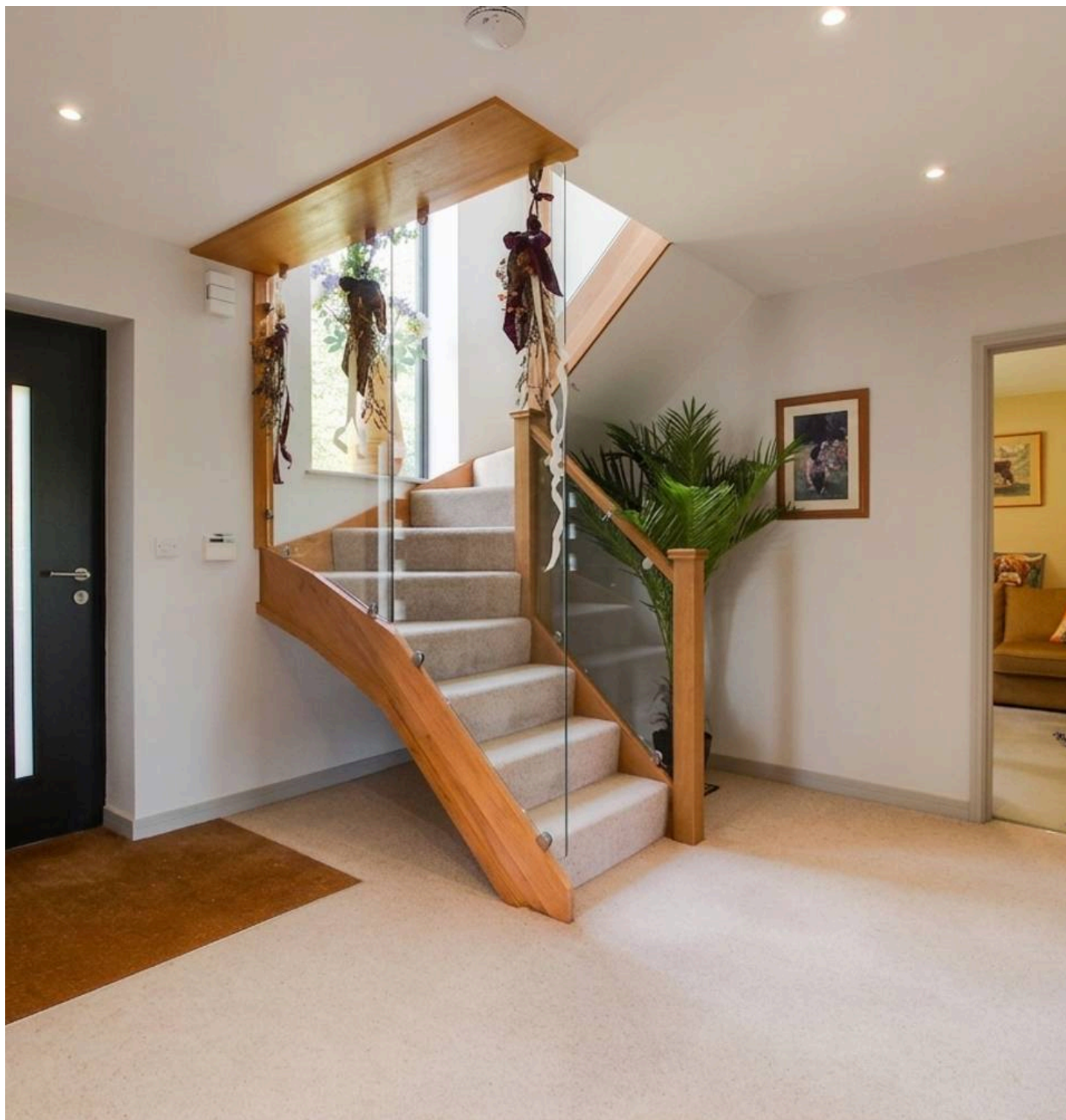
Chilham, Canterbury

A striking architect-designed home set within 0.75 acres, enjoying breath taking views across the North Downs and lakes. Featuring vaulted living spaces, a self-contained studio/annexe, landscaped gardens, exceptional energy efficiency and versatile modern accommodation.

Council Tax band: G

Tenure: Freehold

- Architect-designed contemporary residence with panoramic North Downs and lake views
- Approximately 2,000 sq ft of versatile accommodation set within 0.75 acres
- Stunning first-floor living spaces with vaulted ceilings and bi-fold doors
- Bespoke kitchen with island, Silestone worktops and integrated appliances
- Three-bedroom main house with three luxurious en-suite bathrooms, plus office which could become a 4th bedroom
- Self-contained one-bedroom annexe ideal for guests or multi-generational living
- Elevated balconies and terraces designed to maximise the spectacular outlook
- Energy-efficient specification including EV charging and EPC B rating
- Large outbuilding offering potential for a home office, gym or studio
- Conveniently located near Chilham, Canterbury and Ashford with excellent transport links



Hallway

Aluminium solid core door to the front, oak staircase to the first floor, doors leading to the bedrooms, radiator and fitted carpet.

Utility/Boot Room

16' 6" x 6' 8" (5.04m x 2.02m)

Window to the front and door to the side, base units with solid core laminate worksurfaces, inset sink/drain, plumbing and space for washing machine and tumble dryer, bespoke coat and shoes storage with bench, central heating boiler, radiator and laminate wood flooring.

Cloakroom

Window to the side, WC, wash basin with storage below, radiator and laminate wood flooring.

Bedroom 1

19' 5" x 18' 6" (5.91m x 5.65m)

Full width sliding patio doors overlooking the garden, built-in wardrobes, radiator and fitted carpet.

En-suite

7' 1" x 6' 11" (2.16m x 2.12m)

Comprising Whirlpool Bath with mixer taps and shower attachment, WC, wash basin vanity unit with storage below, extractor fan, shaver socket, radiator and fitted carpet.

Bedroom 2

12' 5" x 12' 0" (3.78m x 3.66m)

Full width sliding patio doors overlooking the garden, walk-in wardrobe, radiator and fitted carpet.

En-suite

7' 1" x 4' 10" (2.16m x 1.48m)

Window to the rear, shower enclosure with thermostatic rainfall shower, WC, wash basin with storage below, extractor fan, shaver socket, radiator and electric towel rail and fitted carpet.





Bedroom 3

11' 10" x 11' 7" (3.60m x 3.52m)

Window to the front, radiator and fitted carpet.

En-suite

7' 0" x 6' 6" (2.13m x 1.98m)

Window to the side, shower enclosure with thermostatic shower, WC, wash basin with storage below, extractor fan, radiator and laminate wood flooring.

Landing

Window to the front, doors to all rooms, storage cupboard, radiator and carpet fitted to the stairs and landing.

Living Room

19' 1" x 18' 7" (5.81m x 5.66m)

Bi-folding doors to the rear overlooking the garden and giving access to the balcony, multi-fuel burner, radiators and fitted carpet.

Kitchen/Diner

21' 9" x 19' 2" (6.63m x 5.83m)

Triple aspect with windows to the front and side and bi-folding doors overlooking the garden and giving access to the balcony, radiator and Amtico flooring. Modern kitchen comprising a range of wall and base units with Silestone worktops and 1.5 bowl resin sink/drainer, built-in appliances including Pyrolytic oven, standard oven, 5-burner gas hob with extractor hood above, dishwasher & wine cooler.

Office

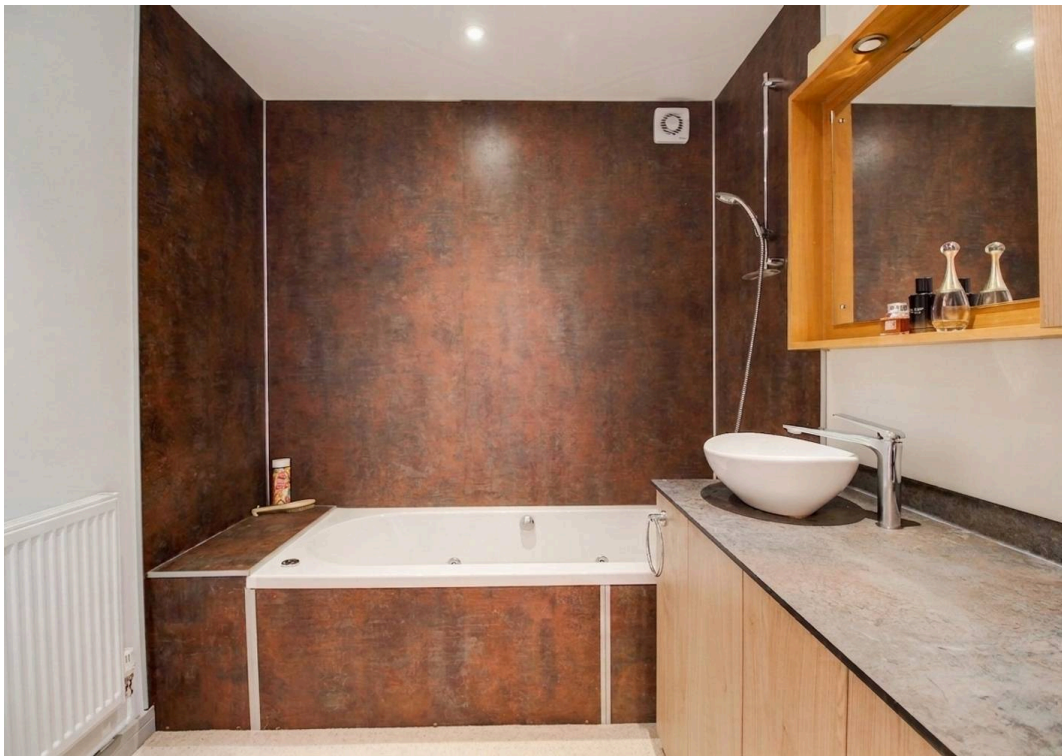
11' 11" x 9' 6" (3.62m x 2.90m)

Window to the front, fitted office furniture, radiator and laminate wood flooring.

Cloakroom

Window to the side, WC, wash basin with storage cupboard below, extractor fan, towel radiator and laminate wood flooring.





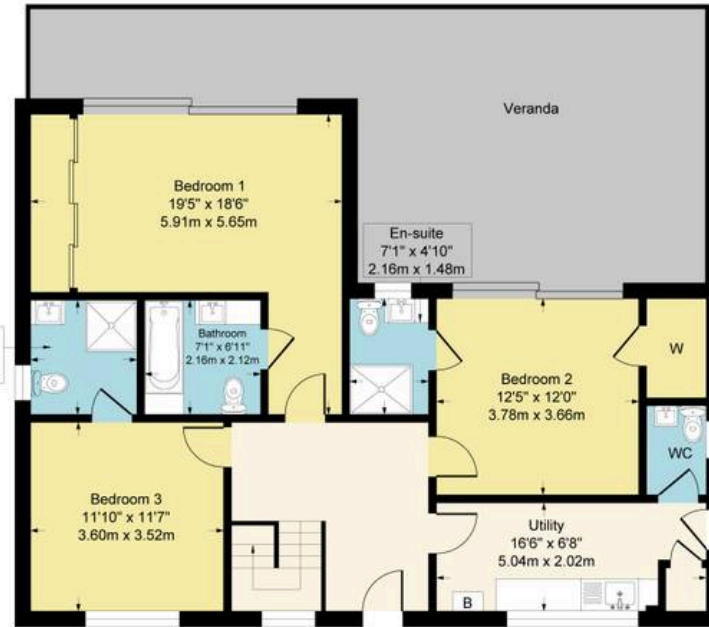
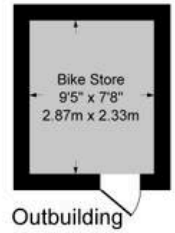




Approximate Gross Internal Area = 2014 sq ft - 187 sq m
 Outbuilding Area = 1268 sq ft - 118 sq m
 Total Area = 3282 sq ft - 305 sq m



Outbuilding



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.



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