Horton Manor  Chartham

DISTINCTIVE COUNTRY PROPERTY
1 Horton Manor
Cockering Road, Chartham, Canterbury, Kent CT4 7LG

Part of a Grade II listed 15th Century period house set in gardens and grounds having frontage to the River Stour on both sides, tucked away in a private location well away from busy roads yet accessible to the village and the City of Canterbury.

Guide Price: £510,000 Leasehold (Share of Freehold included)

Accommodation
Entrance Hall • Cloakroom • Kitchen (high ceiling)
Utility Room • Sitting Room (with wood burning stove)
“Amdega” Conservatory (underfloor heating)
Entrance Lobby (at rear) • 4 Bedrooms • Family Bathroom • Oil Fired Central Heating • New Lease

Gardens & Grounds
Private Gardens • River Frontage • Fishing Rights
• Communal Vegetable Gardens • Garage/Storage
• Communal grounds including Paddocks and Orchards

Communications
Canterbury – 3.5 miles • High Speed Train Services (London St. Pancras 58 minutes) – 3.5 miles • A2/M2 Motorway – 2 miles • Ashford International and High Speed Station (London St. Pancras 37 minutes) – 10 miles • Local Rail Station (Chartham) – 1 mile
Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Situation

Horton Manor is steeped in history and accompanied by a nearby ancient chapel currently undergoing conversion and renovation, tucked away at the end of a farm track and surrounded by gardens and grounds. The Manor is made up of three properties which share a number of glorious communal areas including vegetable gardens, meadow, orchard, paddock and river frontage. Just across the river is a cycle route known as the Great Stour Way a traffic free pedestrian and cycle route following the course of the River Great Stour to the City of Canterbury and the villages of Chilham and Chilham in the opposite direction. (National cycle route 18).

The nearby village of Chilham has a main line railway station connecting with both Canterbury and Ashford High Speed Rail Stations and direct line to London Charing Cross whilst the village also offers a primary school, community hall, village store, garage and playing field.

The historic Cathedral City of Canterbury is just 3.5 miles distant with its shopping centre, cultural interests, universities and choice of schools both in the state and independent sectors including grammar schools for girls and boys.

HS1 trains to London St. Pancras are available from both Canterbury West and Ashford International Stations with journey times of under an hour.

The A2/M2 motorway is about 2.5 miles distant which also provides ease of access to the medieval town of Faversham and the Port of Dover.

Gardens & Grounds

No. 1 Horton Manor is accompanied by private gardens immediately adjacent which are laid to good sized lawns with a significant number of shrubs and trees, a garden shed and a sunny terrace. More extensive communal gardens lead a way around the whole property including walled vegetable gardens, further lawns, good sized garage and storage facility, meadow, orchard and a separate paddock on the opposite side of the river accessed across a bridge.

The gardens and grounds are something to behold and are considered an integral part of the sale although shared with the two other properties.

Services

Mains water and electricity, oil fired central heating, Calor gas for cooker. (C1235).

Agent’s Note/Tenure

The owners of Horton Manor are shareholders within a residents’ company responsible for the upkeep and maintenance of the building including insurance and maintenance. Current contribution £100 per month. The freehold is jointly owned between the three households each having a new 999 year lease.

1 Horton Manor

One of three properties making up a magnificent 15th Century period house listed Grade II known as Horton Manor which has many historical connections. The house is set beside the picturesque River Stour and surrounded by extensive gardens and grounds. No. 1 Horton Manor comprises a most attractive 4 bedroom family house featuring a delightful kitchen with a high ceiling and Butler sink having access to a splendid “Amdega” conservatory with underfloor heating which also connects to the sitting room which faces the river and not only has an elegant bay window but also a delightful fireplace, wood burning stove and book cases to either side.

The entrance lobby is arranged at the rear of the property and there is a fabulous staircase with exposed timbers leading to the first floor. There are 3 good sized bedrooms sharing a family bathroom and a further staircase leading to a further bedroom within the attic space.

The accommodation is full of character with many period features and some attractive views over the gardens and river beyond.

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**1 Horton Manor, Chartham**

Ground Floor

- 7.74 x 2.24 (25'5 x 7'4)
- 6.49 x 3.60 (21'3 x 11'10)

First Floor

- 4.05 x 3.70 (13'3 x 12'2)
- 3.64 x 2.05 (11'11 x 6'9)
- 3.65 x 2.60 (12'0 x 8'6)

Attic Floor

- 4.06 x 3.05 (13'4 x 10'1)
- 4.60 x 2.80 (15'1 x 9'2)

Approximate Gross Internal Area = 167 sq m / 1797 sq ft

**Directions**

*From either Ashford or Canterbury* proceed along the A28 to the Chartham Crossroads. Proceed over the railway crossing into the village of Chartham and follow the road through the village and up the hill (Rattington Street). At the junction turn left into Cockering Road and the entrance to Horton will be found after about 0.25 miles on the left hand side briefly signed Horton Grange on the telegraph pole.

Proceed down the long straight driveway bearing left at the end and following the driveway round a very small parking area adjacent to the chapel.

Proceed around to the left of the chapel and No. 1 Horton Manor will be found as the furthest property along on the left hand side.

Please note that Cockering Road can also be accessed coming from Canterbury on the A28 taking the first exit at Milton Manor Farm roundabout just beyond Thannington.
Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you’d like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have 25 years of experience – the majority of which have been spent working specifically within the Country Houses market.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Country Houses, Ashford Homes, The Villages, Tenterden Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.

Alex J Davies FNAEA MARLA
Director & Head of Hobbs Parker Country Houses

01233 506260 or email: alex.davies@hobbsparker.co.uk