



Burlington House

Challock, Kent TN25 4BJ

A Neo-Georgian style 5 bedroom family home with single and detached double garaging with room over and planning permission to convert into a granny annexe. Electric entrance gates, good sized gardens with heated swimming pool, pool house and sauna.

Guide Price: £745,000

Accommodation

Spacious Reception Hall • Galleried Staircase
• Cloakroom • Utility Room • Kitchen/Diner • Sitting Room • Drawing Room • Study • Galleried Landing
• Master Bedroom with En-Suite Shower Room • Guest Bedroom with En-Suite • 3 Further Bedrooms • Family Bathroom • Converted Attic (Used as a Gym with 3 Velux windows)

Gardens

Electric Entrance Gates • Brick Driveway • Double Garaging with Planning for Granny Annexe • Single Garage • Heated Swimming Pool • Pool House with Shower and Sauna

Communications

Eurostar - 6 miles/ High speed station - 6 miles
M20 motorway - 5 miles • M2 motorway - 6 miles





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.

If any points are particularly relevant to your interest in the property please ask for further information.

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

Burlington House is situated close to the centre of this popular and well regarded North Downs village and accessible to the surrounding towns of Ashford, Faversham, Maidstone and Canterbury.

Challock has a primary school, village green known as The Lees, pub and a village shop/post office. The surrounding area provides many walks and rides including access to Kings Wood.

The thriving market town of Ashford is just 5 miles distant including access to the M20 motorway, schools, leisure facilities, retail outlets and the International Station (Eurostar) also offering Javelin high speed trains to London St. Pancras in just 37 minutes.

Burlington House

A Neo-Georgian style detached family home which has been refurbished and redecorated by an interior designer and recently featured in a glossy home magazine. The accommodation features a spacious reception hall with a double aspect galleried staircase rising to the first floor and a combination of reception rooms including a beautifully decorated drawing room with "Villager" wood burner within a "Minster" stone fireplace, dining room - currently used as a childrens' sitting room with "Amtico" flooring and a study with custom built book shelves.

The kitchen/diner also has "Amtico" flooring and an 8 ring gas range style cooker, hand painted kitchen units and glazed double doors opening to the garden. On the first floor there is a master bedroom with en-suite shower

room having "His & Hers" basins with marble surface and "Amtico" flooring and on the ground floor, a utility room and cloakroom. The guest bedroom also has an en-suite bath/shower room with the same flooring. There are 3 further bedrooms and a contemporary style family bathroom along with a converted attic with pull-down ladder providing access to a good sized room with 3 Velux windows currently used as a gym.

Gardens

The property is served by electrically operated entrance gates from the road providing access onto a brick paved driveway and parking forecourt. To the left hand side is a Single Garage and to the right there is a detached double garage with room over having planning permission for conversion to a Granny Annexe. To the far right hand side of the front garden is an enclosed further area of garden used as a play area with a wide variety of shrubs and mature trees.

The south facing rear garden is laid to lawn with a paved terrace and heated swimming pool (8' maximum depth) having winter cover. Adjacent to the pool is a detached Pool House with shower and sauna.

Services

Mains water and electricity, oil fired central heating, private drainage. Separate oil boiler for pool, water softener, double glazed windows, security alarm system recording night vision CCTV.

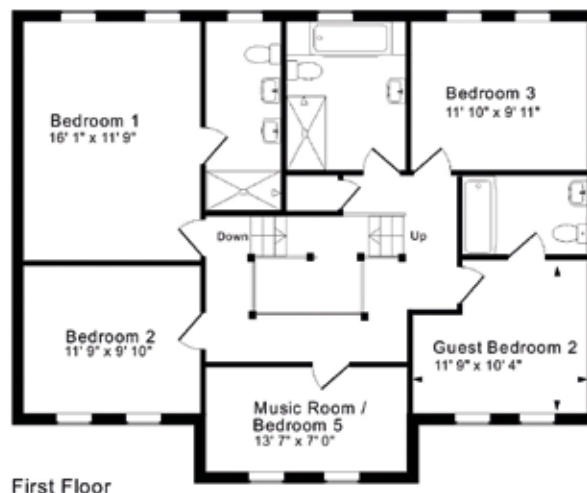
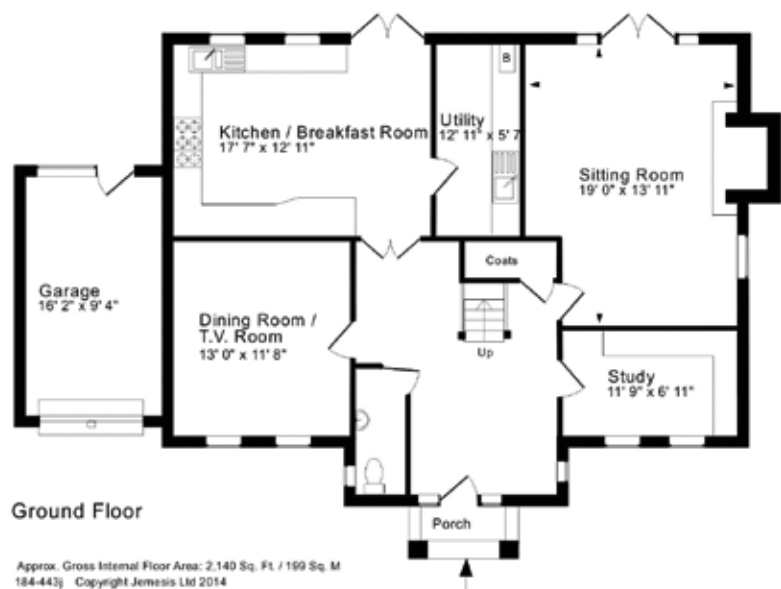
Directions

From Ashford Follow signs towards Faversham, joining the A251 and proceeding out of the town. Pass through the village of Boughton Aluph and upon reaching the roundabout at Challock, turn left by the pub passing the Barn and Farm Shop on the left hand side. Burlington House can be found just a little further on the left hand side.

Viewing

Strictly by appointment only. **(Ref: C1131)**

Burlington House,
Challock, Kent TN25 4BJ



Energy Performance Certificate



Country Houses

DISTINCTIVE COUNTRY PROPERTY

Challock

Challock is located on the North Downs between Faversham and Ashford with its international station and high speed link to London St Pancras – 37 minutes. The City of Canterbury with extensive shopping, leisure and educational facilities is within a 20 minute drive.

There is a thriving primary school and an impressive number of clubs in the village including badminton, cricket and football clubs. A regular farmers' market sells a wide variety of local produce. On the outskirts of the village are the gliding club and Kings Wood with its country walks and contemporary art installations.



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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