



Merton House, Hambrook Lane, Chilham, Kent

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**STRUTT  
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BNP PARIBAS GROUP 



# Merton House

## Hambrook Lane, Chilham, Kent CT4 8DJ

A modernist masterpiece

Chilham station 0.6 miles (Ashford International from 12 minutes), Wye 5 miles, Canterbury 6 miles, M2 (Junction 7) 5.1 miles, Ashford 9.2 miles, Whitstable 12 miles

Covered walkway | Covered porch | Entrance hall | Reception hall | 3 Reception rooms | Office Kitchen/breakfast room | Utility | 2 Cloakrooms Wine cellar | Principal bedroom with en suite bathroom and terrace | 3 Further bedrooms, 2 with terrace access | Family bathroom | WC Shower room | Leisure complex comprising swimming pool, sauna, gallery, gym area, bar and shower room | 2 Garages | Garden | Tennis court | Summer house | Greenhouse | Potting shed | Workshop | Pump room | EPC rating E About 2.15 acres

### The property

Merton House is a distinctive mid-century village property with a collection of superb rooms. Originally the home of a former local artist/sculptor, the property was individually commissioned and architecturally designed to a unique specification in 1964, completed 1965.

The beautiful park-like grounds offer high levels of privacy and seclusion, with a variety of mature trees and a tennis court. The leisure complex has a sliding roof and includes a swimming pool, sauna, shower, gym area and bar. The property makes for an idyllic village retreat, with relaxed social spaces and comprehensive entertainment facilities.

The impressive light-filled, galleried reception hall is the heart of the house, with double-height ceilings and fully glazed sliding doors to the garden; the room is accessed via the covered walkway and entrance hall with convenient access to the integral garage.

The living room has a fantastic open fireplace with bench seat; there is a covered porch, and sliding doors to the terrace. The generous sitting room has a fireplace, and the family room with a built-in bar flow through to the gallery and swimming pool.

The well-appointed kitchen features an array of bespoke cabinetry, a breakfast bar, a central island with inset induction hob and a variety of modern integrated appliances, with a useful utility room alongside. There is a home office and shower room, which could be utilised as an annexe if desired, with a spiral cellar.

Stairs rise from the reception hall to a mezzanine landing which leads to four bright, partially wood-panelled bedrooms, three of which benefit from south-easterly facing decked sun terraces with elevated views of the scenic grounds. The principal suite has private access to its terrace, as well as enjoying an en suite bathroom and a wall of fitted wardrobes; the remaining bedrooms are well served by the family bathroom and a separate WC. There are original wardrobes and closed storage throughout the house.

### Leisure complex

The 54ft moveable glass-roofed swimming pool area is flooded with natural light, benefitting from a raised gallery, sauna, shower room, gym area, cloakroom and original curved swimming pool.

There is convenient access to the gardens and grounds via sliding doors to three sides, allowing for enjoyment all year round.

### General

**Local Authority:** Ashford Borough Council

**Services:** Merton House has all mains services.

**Mobile coverage/broadband:** Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Council Tax:** Band H **Tenure:** Freehold

**Guide Price:** £1,650,000







































## Outside

The property benefits from a sizeable private wrap-around plot, with a large tarmac driveway leading up to the house and its integral garage, offering parking space for several cars. The mature garden has year round display and is bordered by woodland which provides an enchanting bird song. Expanses of neatly manicured level lawn encircle the grounds, with plenty of tall established and specimen trees adding height, shade and privacy. Mature herbaceous borders, palms and ferns sit beside the house, whilst several sun terraces and an outdoor kitchen area provide plenty of opportunities for dining al fresco. There is a generous brick-based greenhouse, potting shed, workshop, full-sized tennis court and summer house, pump room and an additional garage.

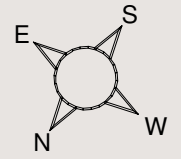
## Location

Merton House is situated in the highly desirable historic village of Chilham, in the valley of the River Stour. Chilham is designated an AONB, bounded on the north, south and west by the North Downs, it offers picturesque countryside pursuits. The 15th century market square in the heart of the village is home to two pubs, a village shop and a traditional tea room. There is also a Post Office, primary school, sports centre and church. Taittinger champagne house planted vines in Chilham in 2017, with further expansion plans to include a new winery and visitor centre.

The mainline station, just over half a mile from the property, offers links to High Speed trains to London St Pancras (about 36 mins from Ashford International) and the East Kent coast. Road connections are excellent, with the M20 and A2/M2 offering links to the motorway network. The ancient cathedral city of Canterbury is close by with its wealth of cultural and leisure facilities including the Marlowe Theatre, 2 Curzon cinemas and a variety of restaurants, bars and independent shops. Notable schools in the vicinity include The King's School, Kent College, St Edmund's School and the grammar schools in Canterbury and Faversham.



Merton House, Hambrook Lane, Chilham  
 Main House internal area 5,670 sq ft (527 sq m)  
 Garages internal area 524 sq ft (49 sq m)  
 Outbuildings internal area 713 sq ft (66 sq m)  
 Terrace And Covered Porch external area = 703 sq ft (65 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.





### Directions

From Canterbury: Leave on the A28 and continue for 5.5 miles. Turn onto the A252 then turn left followed by a right turn onto Bagham Road. Turn left onto Hambrook Lane, where the property will be found on the left.

### Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

**01227 473700**

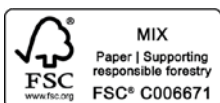
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