



Juliam Place, Mulberry Hill, Chilham, Kent

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# Juliham Place Mulberry Hill, Chilham, Kent CT4 8AH

A substantial country home offering elegant and flexible accommodation on the edge of a picturesque and well-connected Kent village

Chilham station 0.3 miles (London from 57 minutes), M2 (Junction 7) 5.1 miles, Canterbury city centre 6 miles, Ashford International 9.1 miles (London St Pancras from 36 minutes)

Entrance hall | Drawing room | Dining room  
Study | Kitchen/family room | Utility room  
Sitting room | Billiard room | Cloakroom  
Principal bedroom with en suite bathroom  
5 Further bedrooms (2 en suite) | Family bathroom | Garden | Garage | Outbuilding  
Playhouse | Wood store | EPC rating C

About 1.9 acres

## The property

Juliham Place is a superb family home set in an accessible yet tucked away location on the edge of the sought after village of Chilham and with fine views. The discreet appearance of the house on arrival is very much part of its understated appeal, beyond which is a substantial and much-loved home, having been enjoyed by the same owners for over 50 years. The house has evolved over this time to provide a wonderful balance of comfortable living, and elegant formal entertaining space.

The front door opens to a long central hall which passes the fine reception rooms set to the front of the house. These include a particularly generous drawing room with a marble fireplace and an arch connecting to the adjoining dining room, which also has a fireplace. There is a well-proportioned study and all three rooms have large glazed doors opening to a wisteria-laden veranda.

To the end of the hall is the kitchen and family room, a wonderfully comfortable room with space for a table by a gothic arched bay window with a door opening to the garden, as well as a snug sitting area. The kitchen itself is arranged around an Aga and the loosely open plan arrangement makes for a highly convivial and practical space at the heart of the house. Beyond is a practical utility room and a further sitting room, this end of the house providing a lovely less formal part for day to day living. To the very end of the house is a billiard room.

Set off the hall are three accessible ground floor bedrooms, the first of which has a generous en suite bathroom with the remaining two being served by a bright family bathroom.

In the hall there is a wood-burning stove and stairs rise to the second floor where the principal bedroom suite enjoys a dressing area and bathroom as well as the best views from the property across the valley. The well-appointed and civilised accommodation continues with two further bedrooms, one of which is en suite. Eaves space provides excellent storage.

## Outside

Juliham Place is approached via double wooden gates leading to a carriage drive where there is plenty of parking and a double garage.

The grounds surround the house with swathes of lawn bordered by mature shrubs, hedges and trees. A large southwest-facing terrace runs across the back of the house. There is also a useful brick-built outbuilding and a children's playhouse.

## General

**Local Authority:** Ashford Borough  
**Council Services:** All mains services; gas heating  
**Council Tax:** Band H  
**Tenure:** Freehold  
**Guide Price:** £1,500,000













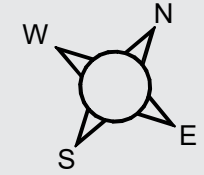
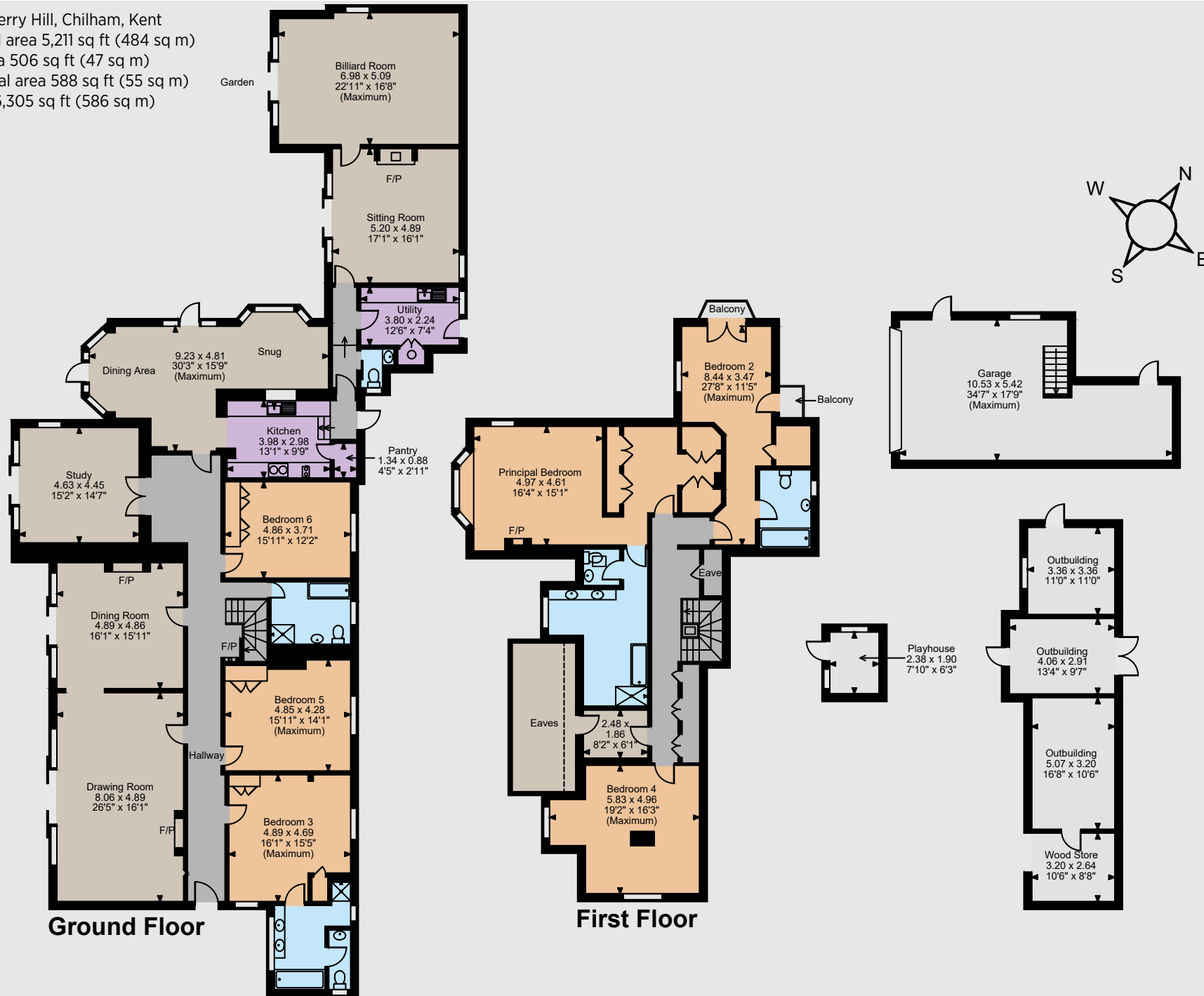








Juliham Place Mulberry Hill, Chilham, Kent  
 Main House internal area 5,211 sq ft (484 sq m)  
 Garage internal area 506 sq ft (47 sq m)  
 Outbuildings internal area 588 sq ft (55 sq m)  
 Total internal area 6,305 sq ft (586 sq m)





## Location

The property is located on the fringes of the historic village of Chilham, amidst the scenic countryside of the Kent Downs Area of Outstanding Natural Beauty. Various amenities include public houses and cafés, a doctor's surgery and primary school.

Nearby Canterbury and Ashford both offer a wealth of shopping, educational and leisure facilities, along with a range of notable schools.

The local manline station provides direct services to London Charing Cross and London St Pancras via Ashford. The M2 provides links to the M25 and beyond. The area has good access to the Continent via the Port of Dover and Eurotunnel at Folkestone.

## Directions

From Canterbury: Leave on the A28 via Wincheap towards Ashford for 5.5 miles. Continue onto A252, then turn right onto Mulberry Hill (signposted Old Wives Lees), where the property will be found on the left after a short distance. The house name will be seen on the brick wall at the entrance of the drive, approached through double wooden gates.

## Canterbury

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