



Old Mission Hall  
Shottenden, Kent

## A beautifully converted historic building, perfectly blending heritage and modern elegance

A unique detached home in the rural village of Shottenden set in beautiful gardens and offering far-reaching views of rolling countryside in an Area of Outstanding Natural Beauty.



**1 RECEPTION ROOM**



**3 BEDROOMS**



**2 BATHROOMS**



**PARKING**



**PRIVATE GARDEN**



**FREEHOLD**



**RURAL/VILLAGE**



**1,464 SQ FT**



**GUIDE PRICE  
£699,000**



### The property

Believed to date from the late 1800s and to have been created by the builder of the Chilham Castle estate, Old Mission Hall has, in the past, been utilised as a schoolhouse and as the village chapel, with the hall used for parties and dancing. The property has been comprehensively enhanced and upgraded by the vendors to provide a contemporary family home with several period features, including vaulted ceilings, exposed beams and parquet flooring.

Old Mission Hall's striking exterior sits beneath a Kent peg-tiled roof and the property's original bell features in the gable end. A pretty arched doorway opens to an entrance lobby leading through to the reception hall from where there is access to the study and the family bathroom.

Steps from the hall rise to the light and airy open plan sitting/dining room. This space has been thoughtfully designed and arranged to make best use of the property's wonderful views with glazed doors allowing light to flood through as well as giving access to the

garden. The room is fitted with a pellet-burning stove.

The kitchen/breakfast room is well fitted with an array of smart blue units with work surfaces over, and there is ample space for white goods. A bespoke shelving unit with adjoining breakfast area creates a division between the living area and the kitchen. There is a useful utility room off the kitchen.

The triple aspect principal bedroom is approached through a glass hallway from the ground floor study. The room benefits from built-in wardrobes and an en suite shower room with underfloor heating and walk-in shower. There are two bright double bedrooms on the second floor.

### Energy efficiency

The vendors have endeavoured to ensure the property is energy efficient, including installation of an economical biomass boiler and solar panels.

The property has been carefully insulated and has double-glazed doors and windows throughout.







## Location

The picturesque rural hamlet of Shottenden is surrounded by the stunning countryside of the Kent Downs AONB, offering opportunities for outdoor pursuits such as riding on the quiet lanes and bridleways, cycling and walking. Perry Wood is close by as is Chilham cross-country course - both within hacking distance. The area is part of the sought-after parish of Chilham which offers a selection of day-to-day facilities, including a well-regarded primary school. Selling and Faversham offer further amenities including supermarkets. The property is close to Canterbury, which offers an array of educational, shopping and recreational amenities.

Motorway access is available via the A2/M2 (J6). Selling, Chilham and Faversham offer regular rail services to London while Ashford International and Canterbury West offer the High-Speed service to London St Pancras from around 36 minutes and 54 minutes respectively. There is good access to the Continent via Eurotunnel and the Port of Dover.



## Outside

With a fantastic outlook over surrounding countryside, the property benefits from a wraparound garden, with a driveway to the front providing parking for up to three cars.

The garden is mainly laid to lawn bordered by hedging and established trees. There is ample space for seating areas for al fresco dining and relaxing. An meadowed area has a pathway through to the summerhouse, and raised beds and borders are planted with an abundance of vegetables and herbs. There is a shed to the front of the vegetable garden.

## Distances

- M2 (Junction 6) 5.2 miles
- Faversham 6.4 miles
- Canterbury 8 miles
- Maidstone 20 miles

## Nearby Stations

- Selling
- Chilham
- Chartham
- Ashford International

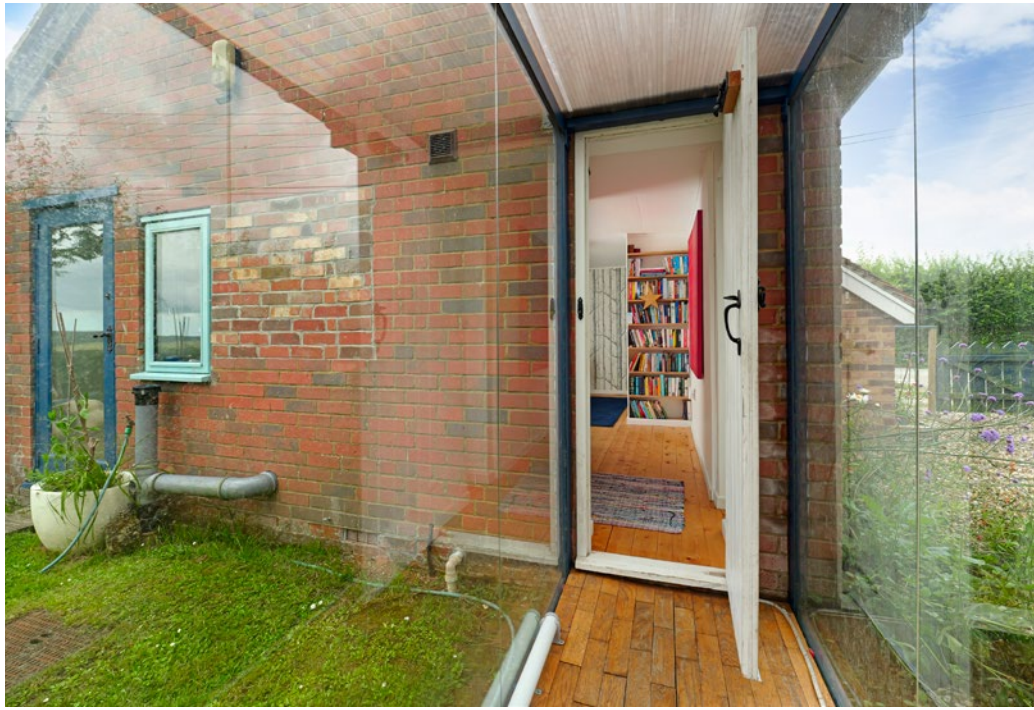
## Key Locations

- Chilham Castle
- Historic Canterbury
- Kent Downs AONB

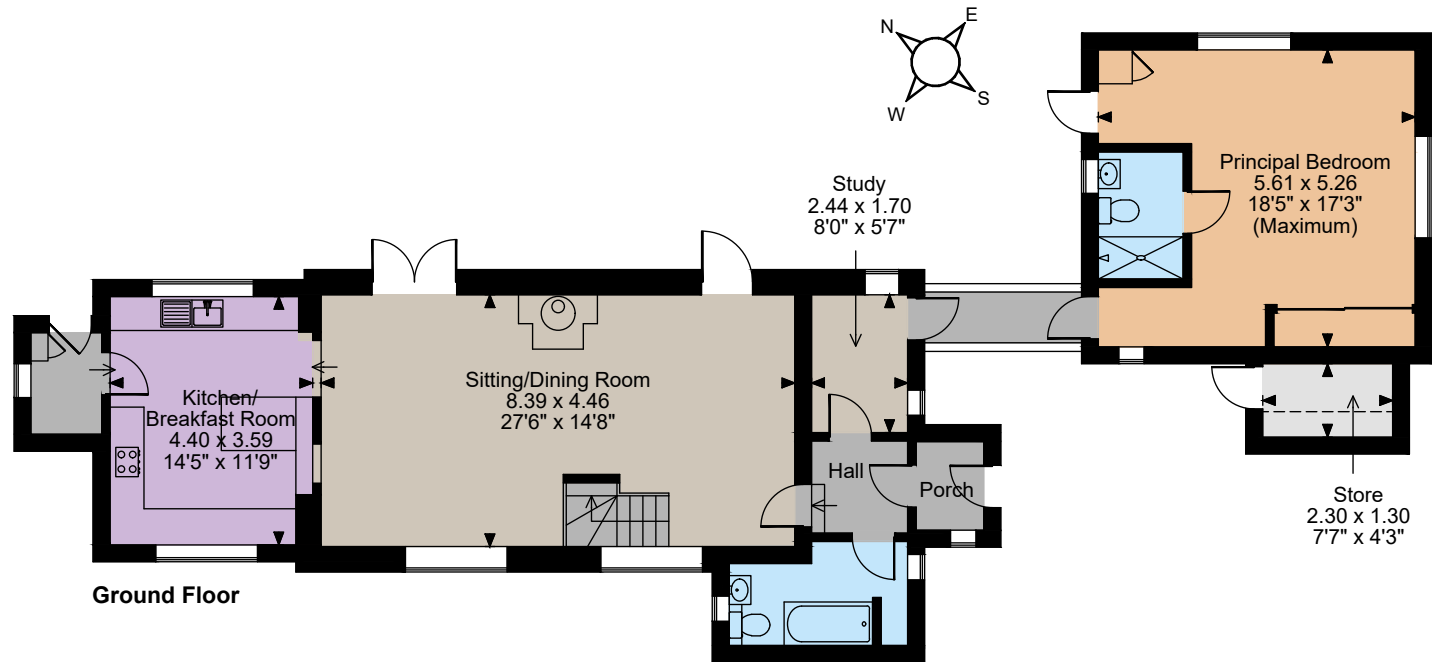
## Nearby Schools

- Selling C of E Primary School
- Chilham St Mary's C of E Primary School
- Sheldwich Primary School
- Boughton-under-Blean and Dunkirk Primary School
- Lorenden Prep School
- Kent College
- St Edmund's School
- Simon Langton Grammar Schools

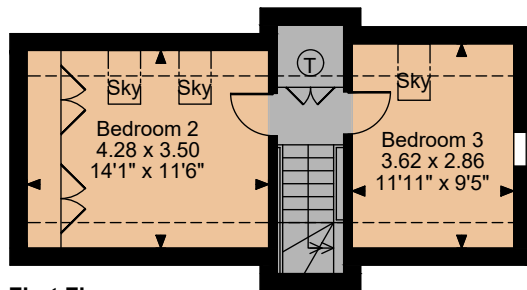








Ground Floor



First Floor

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

□ □ □ □ Denotes restricted head height

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## Floorplans

House internal area 1,464 sq ft (136 sq m)

For identification purposes only.

## Directions

CT4 8JS

///what3words softly.anchorman.aspect brings you to the property's driveway

## General

Local Authority: Ashford Borough Council

Services: Mains water and electricity. We understand that the private drainage at this property complies with the relevant regulations. Solar panels and energy efficient biomass boiler heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: D

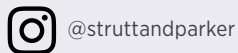
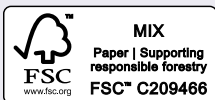
## Canterbury

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

01227 473700

canterbury@struttandparker.com

struttandparker.com



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