







This former corn mill is a place where time stands still, yet life flows harmoniously..... It's not just a house; it's an experience—a tranquil lifestyle waiting to be embraced! So don't miss out on this impressive and unique opportunity to live in an exclusive gated development and historic home which is believed to date back to the early 1800's and then converted in 2004. The current vendors have further improved this beautiful Grade II Listed home to compliment the many characterful features which include lancet windows with secondary glazing, parquet flooring to the ground floor and a turbine room with viewing panel in the floor enabling you to enjoy the intricate mechanisms above and below. French doors lead to the decked terrace which is ideal for al fresco entertaining or just relaxing and enjoying the wonderful environment. The property enjoys stunning views from every aspect overlooking the gently flowing River Stour, countryside and bridge to your very own 'Island' consisting of approximately 1.75 acres of land bursting with nature including magnificent mature trees, vegetable beds, an array of natural plants creating a wonderful place where you can enjoy the seclusion and peace while you observe nature and enjoy the unpolluted night skies. EPC Rating: C

Guide Price £875,000

Tenure Freehold

Property Type Detached House

Receptions 2

Bedrooms 3

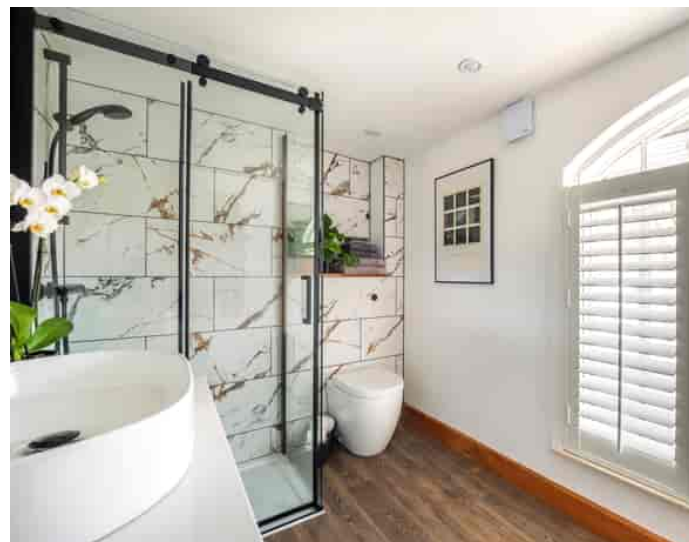
Bathrooms 2

Parking Carport & 2 allocated spaces

Heating Gas

EPC Rating C

Council Tax Band G
Canterbury City Council



Situation

Island House is situated approximately 4.5 miles west of the historic City of Canterbury, which offers independent and high street retailers, and award-winning restaurants, breweries and cosy cafés, good range of schools in both the state and private sectors, colleges and universities. There are many cultural interests and a good choice of recreational facilities to include golf courses, championship cricket, sport centres, swimming pools and watersports along the coast. The property is also well placed to take advantage of the A2/M2 giving access to the national motorway network. Railway stations are nearby at Chartham and Chilham with services into Canterbury and Ashford. There are high speed links operating from Ashford International and Canterbury West to London St. Pancras (approx. 36 and 55 minutes respectively).



The accommodation comprises

Ground floor

Entrance hall

Dining room

19' 9" x 13' 3" (6.02m x 4.04m) open plan to:

Kitchen

16' 6" x 6' 6" (5.03m x 1.98m)

Turbine room

11' 3" x 7' 11" (3.43m x 2.41m)





First floor

Landing

Living room

20' 6" x 12' 0" (6.25m x 3.66m)

Shower room/WC

Second floor

Bedroom one

12' 4" x 11' 6" (3.76m x 3.51m)

Bedroom two

12' 4" x 9' 3" (3.76m x 2.82m)

Shower room/WC

Third floor

Landing

Bedroom three

15' 10" x 13' 8" (4.83m x 4.17m)

Outside

Car port with store and two parking spaces within the common courtyard

16' 8" x 8' 11" (5.08m x 2.72m)

Decking and approximately 1.75 Acre Island



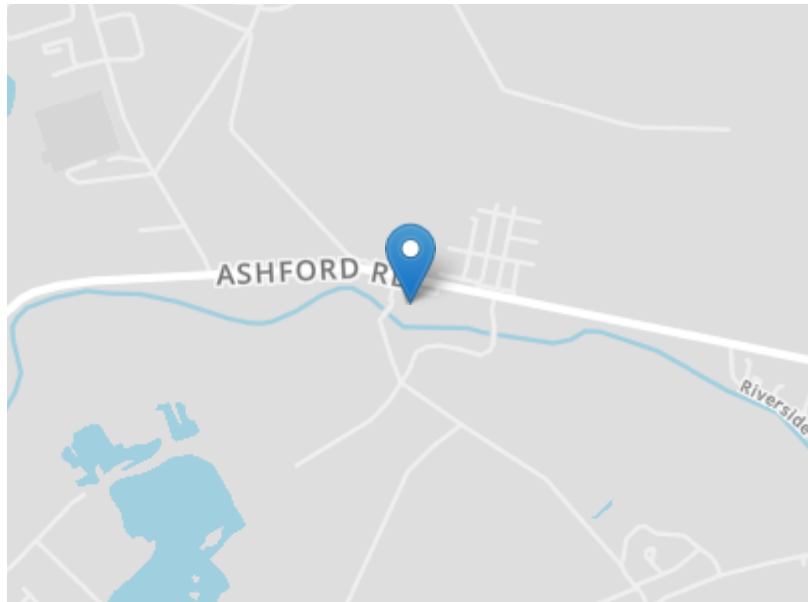




Approximate Gross Internal Area (Including Low Ceiling) = 153 sq m / 1644 sq ft
 Garage = 14 sq m / 148 sq ft



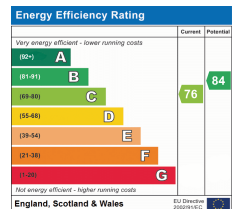
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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