



Old Clockhouse Green

Canterbury Road, Challock,
Kent TN25 4BJ

A bespoke development of
beautifully crafted properties in
an accessible village location

Ashford International (London St Pancras
37 minutes) 7 miles, Canterbury 10 miles,
M20 (Junction 8) 8 miles

Codlin Cottage and Pippin Cottage:

Sitting room | Kitchen/breakfast room
Cloakroom | Master bedroom with en-suite
2 Further bedrooms | Family bathroom
Large Garden | Garage | Studio/Workshop

Russett Cottage: Sitting room | Kitchen/
breakfast room | Cloakroom | Master bedroom
with en-suite | 2 Further bedrooms | Family
bathroom | Large Garden | Parking area
Studio/Workshop

Predicted Energy Assessment: C for all three
properties

The property

This bespoke development by well-regarded
Cox Restorations will provide six brand new
homes, combining details of local vernacular
architecture with the latest building techniques
and modern, open plan spaces with large
gardens; they are built to a standard designed to
offer good energy performance.

Russett, Codlin and Pippin Cottages are the first
to be constructed around the green, on the site of
an old orchard formerly part of Clockhouse Farm,
from which the site takes its name; the houses are
named after the apples once farmed there.

Russett is a generous three bedroom cottage
attached to Codlin, which is almost identical,
but with the layout inverted. Russett has a
charming outbuilding, while Codlin has a garage
with attached store. Both have delightful sitting
rooms centred on a wood-burning stove set in

a traditional style fireplace with oak bressumer.
The oak flooring, handcrafted oak doors and
deep windows continue a period theme. The
kitchen/ breakfast rooms - with partly vaulted
ceilings replicating a traditional cat slide - take
a more modern feel with contemporary fitted
kitchens; there is ample space for dining tables
and a sofa, if desired.

On the first floor, three good sized bedrooms
adjoin a family bathroom; the main bedrooms have
en-suite shower rooms. The airing cupboards
house hot water storage, and neat electric boilers.

Pippin Cottage is a detached property offering
similar, beautifully crafted accommodation with a
superb kitchen/breakfast room and a generous
sitting room focused on a wood burning stove.
The main bedroom is again en-suite and two
further bedrooms share a family bathroom, all
finished to an excellent standard. Pippin has
parking to the side in front of a garage with
attached studio/workshop.

External detailing is of the same high quality,
with factory painted timber windows, treated
timber weatherboarding and handmade tiles. The
gardens have been turfed and some traditional
planting carried out; the chestnut fencing is from
well-regarded local suppliers, and adds charm
and quality to the whole environment.

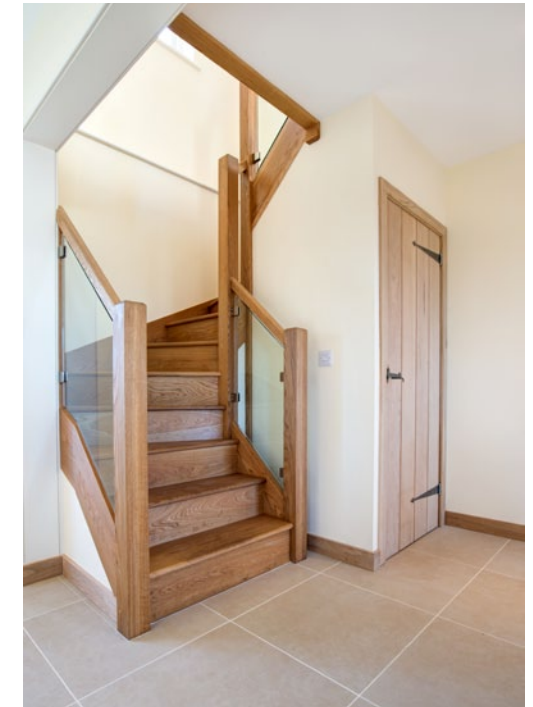
Specifications

NHBC 10 year new homes guarantee
Flemish bond brickwork, timber weather
boarding and handmade tiles
Wide gauge oak flooring
Wide oak doors with beautiful door furniture
Timber high performance windows
Wood burning stove providing supplementary
water heating and heating
Turfed gardens
Hand crafted garden fencing
Electric boiler
Solar panels
Underfloor heating throughout

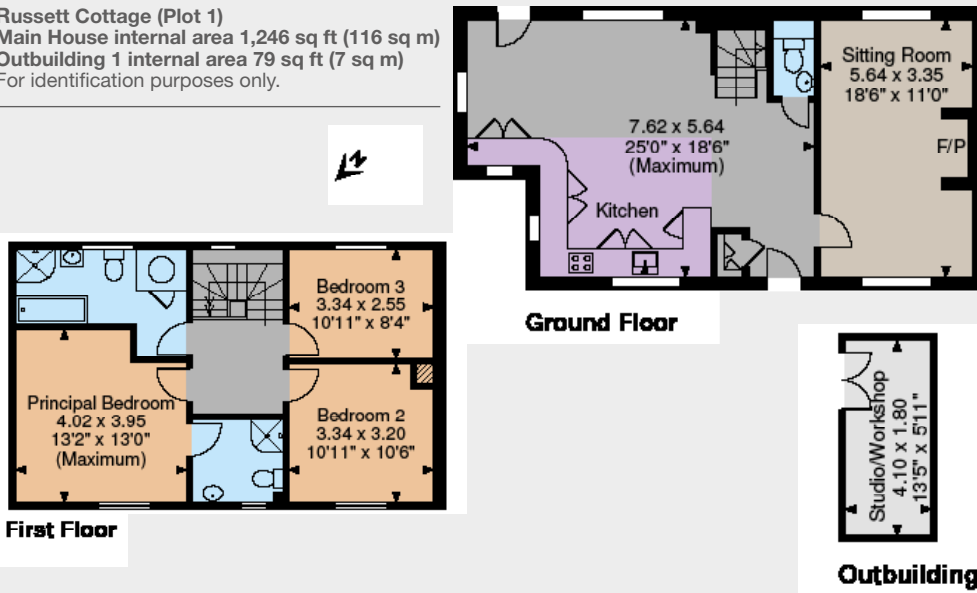




Russett Cottage



Russett Cottage (Plot 1)
 Main House internal area 1,246 sq ft (116 sq m)
 Outbuilding 1 internal area 79 sq ft (7 sq m)
 For identification purposes only.



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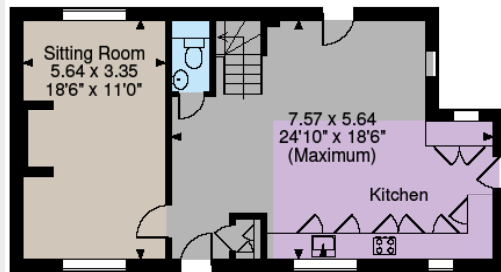




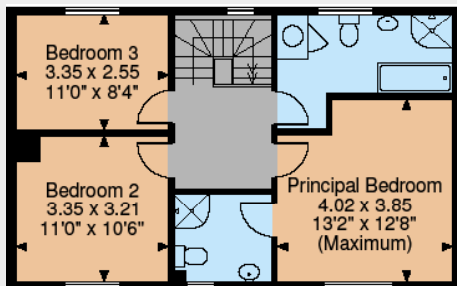
Codlin Cottage



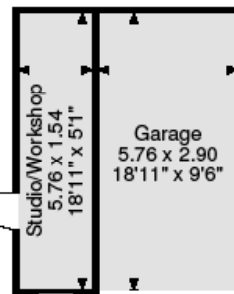
Codlin Cottage (Plot 2)
 Main House internal area 1,237 sq ft (115 sq m)
 Outbuilding 2 internal area 283 sq ft (26 sq m)
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Ground Floor



First Floor



Outbuilding

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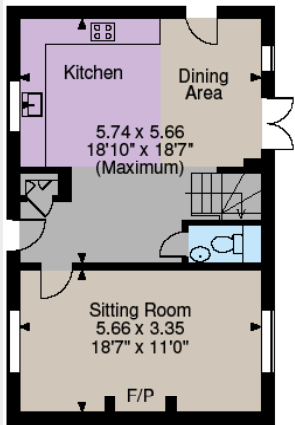




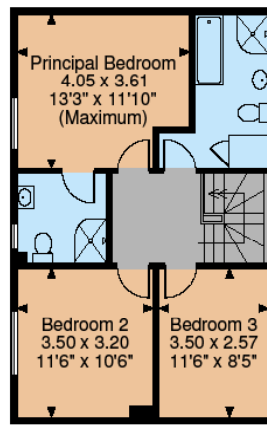
Pippin Cottage



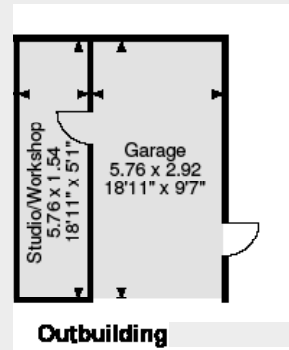
Pippin Cottage (Plot 3)
 Main House internal area 1,164 sq ft (108 sq m)
 Outbuilding 3 internal area 284 sq ft (26 sq m)
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Ground Floor



First Floor



Outbuilding

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CGI Image



Location

Old Clockhouse Green is situated in the pretty village of Challock, in the North Downs Area of Outstanding Natural Beauty. The village has an excellent range of local facilities, including a shop, pub and primary school.

Canterbury

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55 offices across England and Scotland,
including 10 offices in Central London

The nearby towns of Ashford and Canterbury provide a broader selection of shops, schools and leisure facilities.

Road and rail links in the area are good with the M20 Junction 8 accessible via the A20 and the A252/A28 to Canterbury.

Trains run from Charing to London Victoria in about 80 minutes; Ashford International offers a service to London St Pancras in 37 minutes, as well as Eurostar services to the Continent.

General

Local Authorities: Ashford Borough Council (01233 331111); Kent County Council (03000 414141)

Services: The properties at Old Clockhouse Green will have mains electricity and water, and private drainage; electric and wood-fired heating.

Directions

From Canterbury take the A28 towards Ashford. At the first roundabout take the third exit towards Chilham. Continue along this road for 3.5 miles and at Chilham continue straight on to the A252 towards Charing. At the roundabout with Crossroads Motors on the right, continue straight across. Old Clockhouse Green will be found a little way along on the right hand side, just past Orchard Lane and The Barn Shop.

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