

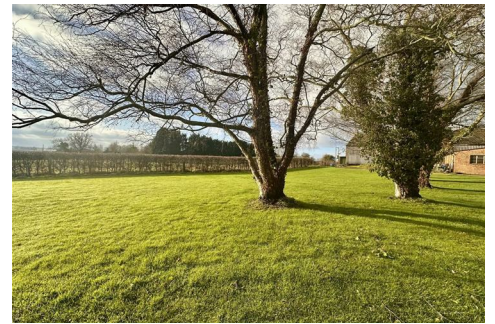


# MARTINS ESTATES

SALES AND LETTINGS

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## Chilmington Green Farm Chilmington Green, Chilmington Green, TN23 3DP

**£3,000**

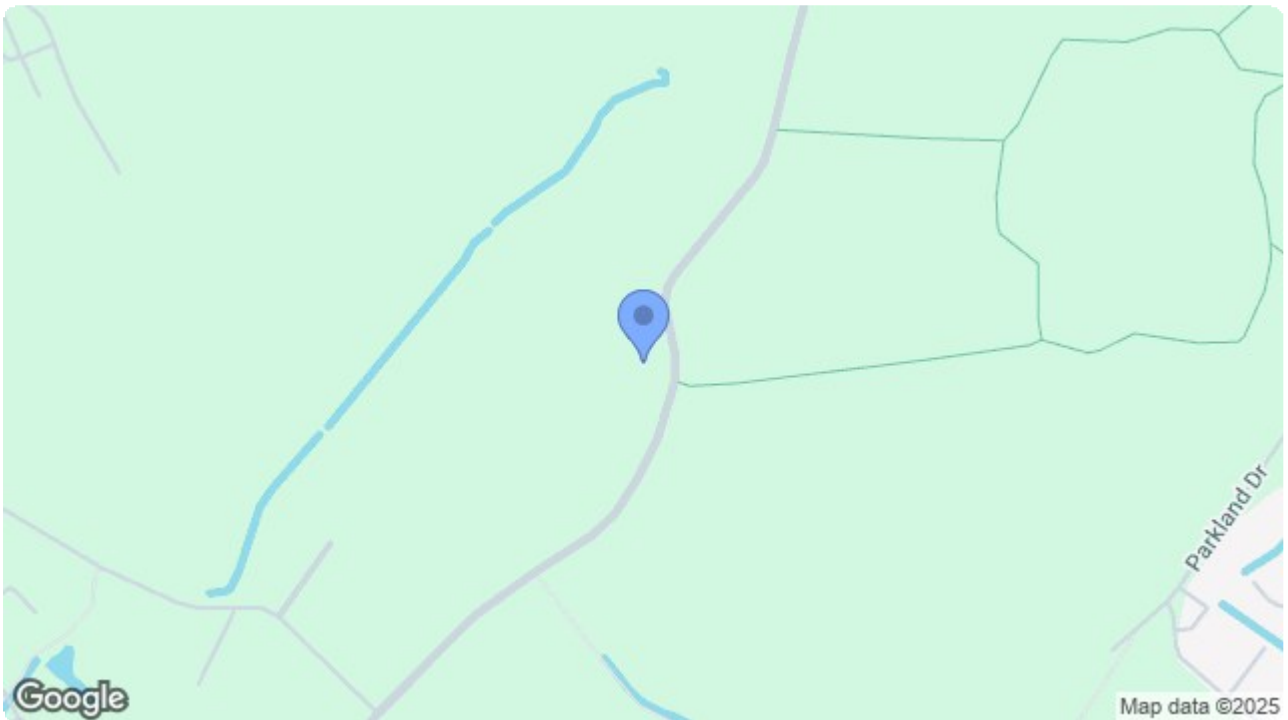
A Grade II listed farmhouse is a fine example of 18th-century or earlier Kentish architecture. It presents distinctive stone, brick, and rendered elevations, with plain and fishtail tile hung on the first floor under a hipped roof with pretty gabled dormer windows. Presumably originally part of the Godinton Estate, the property displays some striking period architectural details, including a Dutch gable containing a cartouche with the crest of the Toke family (formerly of Godinton).

Many period features include beams and timbers, original coving and ceiling roses, and various attractive fireplaces and refurbished bathrooms.

The accommodation is arranged over three floors with a cellar below. In addition to three large reception rooms, five/six bedrooms and three bath and shower rooms, there are also three versatile attic rooms above, providing ideal space for an office, teenager suite or guest accommodation. The kitchen/breakfast room includes an oil-fired Aga plus various integral appliances, offering ample informal dining space. Further, ancillary space consists of a large utility room, boiler room and a two-chamber cellar. A large amount of storage is provided throughout the property. Many rooms benefit from views over the beautiful gardens and open farmland beyond.

The mature gardens are a particular feature of the property. They are part walled and landscaped to include a wealth of flowering shrubs, herbaceous borders, and mature trees providing colour and interest throughout the seasons. The grounds include generous lawns providing ample space for family recreation and summer parties. There is generous parking space in addition to a triple garage and a greenhouse.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		50	58
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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