The Dower House

BOUGHTON ROAD • SANDWAY • KENT • ME17 2BE

In Total Approximately 13.24 Acres

AN ELEGANT COUNTRY HOUSE WITH DETACHED GEORGIAN COTTAGE AND VARIOUS OUTBUILDINGS ALL SET AMIDST ENCHANTING GARDENS AND GROUNDS

Main House

Ground & Lower Ground Floors
Entrance Hall • Drawing Room • Dining Room • Library • Conservatory/Glasshouse Kitchen/Breakfast Room • Bedroom • Shower Room Utility Room • Boot Room • WC • Boiler Room • Wine Store • 3 Store Rooms

First Floor
Master Bedroom Suite with Dressing Area • En Suite Bathroom and Balcony 2 Further Bedrooms • Bathroom • Separate WC

Gardens & Grounds
Stunning Secluded Formal and Informal Gardens • Walled Garden • Knot Garden Spring-Fed Lake with Island • Native Woodland • Field

Bothy Cottage & Further Outbuildings
Sitting Room • Kitchen/Breakfast Room • 2 Bedrooms • Bathroom • Boiler Room • Store Room Detached 4 Room Outbuilding With Kitchenette and WC Former Aviary • Potting Shed • Greenhouse • Garage
Description
Occupying an idyllic rural location adjoining the ancient undulating parkland of the Chilston Park Hotel, The Dower House was built by Eric Akers Douglas (3rd Viscount Chilston) in 1952 whose family had owned the estate for over 150 years. It is said that he chose to build this fascinating curtilage listed home with its Dutch influences in the most beautiful part of the grounds, encompassing a charming cottage, an aviary for his collection of exotic birds (which were bequeathed to Leeds Castle upon his death) and various other outbuildings. He had in other words, cleverly created his own perfect, private estate in miniature.

The original one bedroom house was designed to impress, with six 18th century mahogany panelled doors, decorative cornicing, two beautiful, intricately carved limewood fireplaces, a purpose-built dance floor within the drawing room, a secret door in the library made using some of the antique books from his extensive collection and cedar lined wardrobe cupboards to the bedroom. The garage was also considered and built to house his oversized Bristol vintage car.

Years later in 1987 The Dower House was bought by the late Eric Woolfson, award winning songwriter, lyricist and musician of the Alan Parsons Project, which has sold over 50 million albums worldwide.

Eric fell in love with the property instantly and was greatly inspired by the wonderful surroundings, writing and recording in the music studio that he had especially set up.

His family have, in recent years, extensively renovated and refurbished the property, converting The Dower House to a four bedroom family home and upgrading the Bothy Cottage, but there remains potential for the new owners to extend the cottage, subject to planning.

The Dower House
- This wonderful and inviting family home features elegant, light and airy reception rooms of excellent proportions providing ideal areas for entertaining.
- The kitchen/breakfast room is stylishly fitted with a comprehensive range of hand-painted cupboards complemented by granite work surfaces and a three oven Aga.
- There are four double bedrooms (one on the ground floor) all enjoy wonderful views over the gardens.
- Three bath/shower rooms are very well appointed with sleek white sanitary ware and digital showers.
- The extensive lower ground floor accessed both internally and externally, offers enormous potential. Currently there is a boot room, utility room, WC, various store rooms and a wine cellar.
The Dower House, Sandway

Gross internal area (approx.)
- House - 466.5 sq m (5022 sq ft)
- Bothy Cottage - 123.7 sq m (1331 sq ft)
- Glasshouse / Garage - 91.3 sq m (982 sq ft)
- Studio - 63.2 sq m (680 sq ft)

For details on this property - Not to scale
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Bothy Cottage and Outbuildings

- To the east of the main house lies the delightful Bothy Cottage, with sitting room, kitchen/breakfast room, bathroom and two first floor bedrooms. The cottage is southerly facing and overlooks a charming Knot Garden inspired by Sissinghurst’s White Garden. Attached to the Bothy Cottage, the former stables house the impressive Windhager wood pellet boiler.
- A detached 4 room outbuilding (previously used as the music studio) with kitchenette and WC, would be ideal for development to an office, workshop or ancillary accommodation, subject to any relevant planning consents.
- Further outbuildings include a potting shed, barn, log store and greenhouse.

Green Credentials

The whole property is served by its own private spring which was completely overhauled in 2012. There is a Windhager wood pellet boiler which provides the central heating and hot water for The Dower House and Bothy Cottage and this receives (RHI) Renewable Heat Incentive payments from the government due to its green credentials (about £5,000 per year) and this will be transferable to the new owners. The flat Mansard roof of The Dower House is wired to take solar panels should the new owners wish to install them.

Gardens and Grounds

- The Dower House is approached via a long principal tree-lined drive leading to Chilston Park. A spur leads off to the right and over a cattle grid to the gravelled parking area solely for the property. Impressive double doors open to a wide Yorkstone path, edged by a manicured lawn and clipped evergreen topiary, which leads to the main house.
- The glorious gardens and grounds which extend to over 13 acres are a breath-taking feature, providing both privacy and seclusion.
- A generous Yorkstone terrace lies to the southerly elevation commanding wonderful views over the gardens with a stunning avenue of flowering cherry trees giving way to the impressive lake with its own island, accessed by a pretty painted wooden bridge. The gardens are enhanced by an array of ancient trees, exotic plants and formal and informal areas merge seamlessly.
- To the west lies a walled garden with various fruit trees, an ornate wrought iron gate leads through to a charming area of indigenous woodland under planted with spring bulbs and with the remains of a Victorian bathing pool and the aquifer for the natural spring.
- Beyond the woodland lies a field amounting to approximately 4.5 acres completing these magical grounds.

Outgoings

Maidstone Borough Council – 01622 602000. Tax Band G
Services
Biomass heating system for The Dower House and Bothy Cottage. Mains electricity. Private water and drainage.

Agent’s Note
A footpath runs through the field and along the far western-most boundary.

Situation
Local and Comprehensive shopping: The charming and historic market village of Lenham is about 1.7 miles away where there are a good variety of shops catering for everyday needs together with restaurants, public houses, a library and several schools. More extensive shopping can be found in Maidstone and Ashford. Bluewater shopping is located just off the M25 Junction 2 (A2/M2).

Schools: There are numerous schools in the area including Sutton Valence, Maidstone Grammar schools for girls and boys and Ashford School.

Mainline rail services: Frequent services run to London Victoria and Ashford station from Lenham station (1.5 miles) in about 73 minutes and 14 minutes respectively. Eurostar trains are available from Ashford International. A high speed train link runs from Ashford to London St Pancras in about 38 minutes.

Directions
From M20, Junction 8 take the A20 to Lenham, turn right into the village and continuing into the square and travel on towards Lenham station. After approximately 1/2 mile bear left at the fork into Boughton Road and follow the signs for Chilston Park. On reaching the crossroads go straight over and the entrance to Chilston Park will be found shortly on the left hand side. Continue down the long drive and take the spur that leads off to the right to The Dower House.

Viewing
Strictly by appointment with Savills on 01580 720 161. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

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