



Highfield House

Woodlands Road, Adisham, Canterbury, Kent CT3 3LG

[humberts.com](https://www.humberts.com)



Highfield House is a wonderful opportunity to purchase a 4 bedroom country house with telescopic covered and heated swimming pool, set on high land and in a secluded rural position and yet within easy access of the City of Canterbury. The house sits in nearly 0.5 acre and offers lovely views to the surrounding rolling Kent countryside.

- Double Aspect Drawing Room
- Separate Dining Room & Study
- Spacious Kitchen/Breakfast Room
- Downstairs Cloakroom
- 4 Bedrooms (3 Ensuite)
- Family Bathroom
- South West Facing Terrace & Gardens
- Integral Double Garage with Electronic Door
- Heated Swimming Pool with Telescopic Cover
- In All Nearly 0.5 Acre
- Set in a Secluded Location
- Wonderful Views Over the Surrounding Countryside

£950,000 guide price

Distances

Adisham Station 1.7 miles

Bridge 2.5 miles | Canterbury City 5.5 miles

Eurotunnel Terminal 15.1 miles





Main House

Originally constructed in the 1930's as a gate house to the manor house, the property has been enhanced and extended by the current owners to provide spacious family accommodation. Particular features include a spacious double aspect drawing room, kitchen/diner with oil and solid fuel Rayburn, a recently updated principal bedroom suite, a well maintained heated swimming pool with telescopic cover, maintained alarm system and lovely views from all the windows over the surrounding Kent countryside.

Grounds & Gardens

The property is approached via a gravelled driveway through a painted wood gate. The house and gardens are both private and secluded offering some wonderful views. The gardens are mainly laid to lawn and planted with mature hedging, shrubs and trees. There is a well maintained, covered and heated swimming pool within the rear garden, which has been screened by hedging. There is also a summerhouse and shed.

Surrounding Areas & Local Amenities

Adisham village (1 mile) is located to the east and lies on one of the routes that formed part of the historic Pilgrim's Way, immortalised in The Canterbury Tales. The village has a primary school (Ofsted Outstanding), church and village hall. Being located in a rural position, Highfield House has easy access to numerous local walks and rides across the glorious surrounding countryside. The larger village of Bridge (2.5 miles) lies to the north west and offers extensive facilities including a butcher, three public houses, restaurants, doctor's surgery and hairdressers.

Communications

The property is well placed for access on to the A2 London to Dover road, which in turn provides access on to the M2 and A20/M20. There is also easy access to both Faversham and Canterbury, with the latter providing HSR services to London (St Pancras 53 mins).

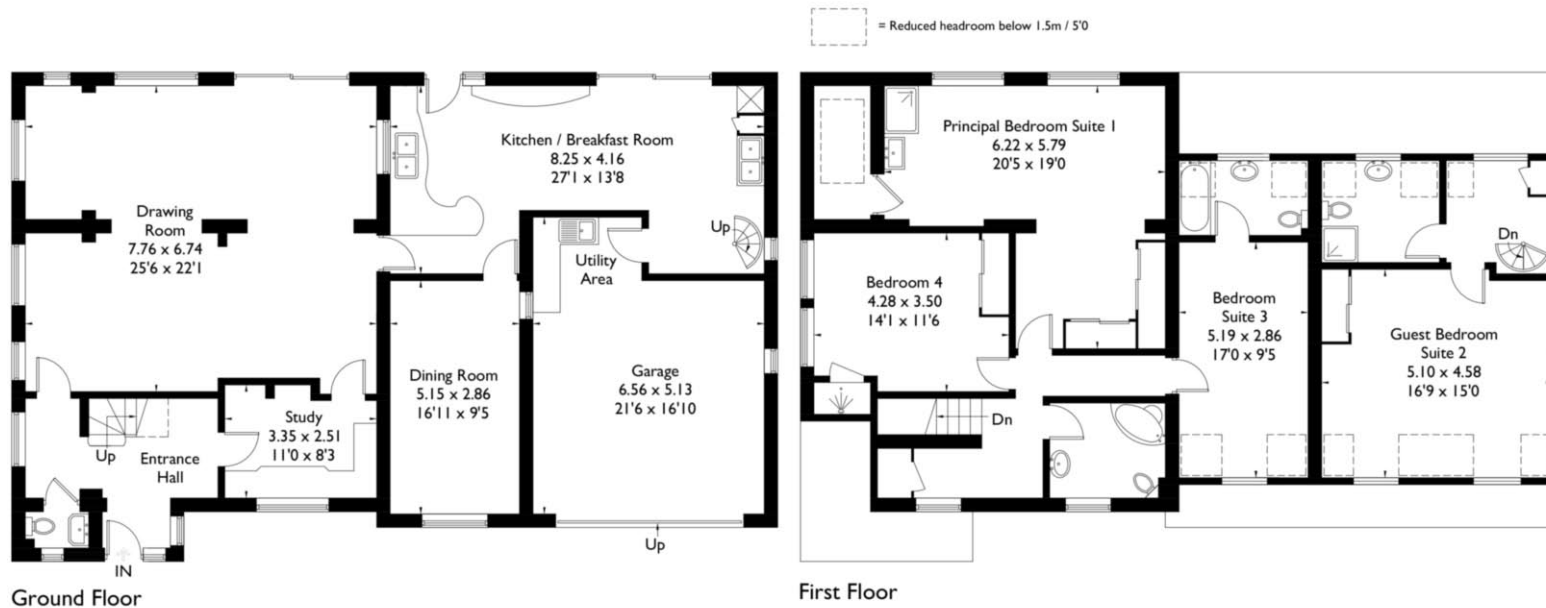
Agents Note

The location plans are for identification purposes only and should not be relied upon for accuracy. Photographs are not true depictions of fixtures and fittings. Wide angle lenses may be used.

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Approximate Gross Internal Area (Including Garage)= 282.5 sq m / 3041 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 198623

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Directions

From London: On the A2 and having passed the exit for both Canterbury and Bridge, take the exit towards Kingston/Barham/Bish'bourne. At the end of the short slip road, turn left on to Coldharbour Lane and after 0.6 mile, pass straight across the cross road and continue on to Woodlands Road. After about 0.7 mile and having rounded a bend to the left and then a S-bend, the driveway will be found on the right hand side. This is quite easy to miss as the property is hidden from view, unless approaching from the other direction.

Services

Tenure: Freehold

Services: Mains water & electricity. Drainage to private system. Oil fired central heating & hot water system (services not tested).

Fixtures & Fittings: Fixtures & fittings not mentioned in these particulars are not included in the sale, but various items may be available by separate negotiation.

Local Authority: Canterbury City Council ? 01227 862000

Viewings: Strictly by appointment via Humberts Canterbury.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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