



WISTERIA HOUSE

Iffin Lane | Canterbury | Kent | CT4 7BD

FINE & COUNTRY
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- Immaculately presented detached family home
- Separate garage complex with fully equipped annex
- 0.855-acre plot including beautiful mature garden
- Stunning master bedroom with en-suite & dressing room
- Delightful farmland views to the front
- Modern kitchen & dining areas with integrated appliances



If rural living coupled to immediate access to Canterbury, the main-line stations and major road links to the surrounding towns are top of your wish list, Iffin Road has it all. The very attractive and imposing Wisteria House stands well back from the road, with a large front garden in about 0.885 of an acre with stunning views across farmland as far as the eye can see. This immaculate property provides plenty of luxurious and flexible accommodation as well as charming period features, including fireplaces and leaded light windows. You can fully appreciate these attributes the moment you see the vast reception area with its attractive wood flooring and plenty of windows providing lots of natural light that could also be used as a formal dining hall. Next door is the drawing room, which is the epitome of elegance with its lovely stone fireplace and doors to the terrace and is ideal for entertaining on those special occasions.

There is a good-sized but relaxing light and airy sitting room with bay windows and access to the terrace where the family are likely to spend much of their time, while the delightful contemporary kitchen and dining areas will thrill anyone who enjoys cooking. In addition to the upmarket modern units there is a lovely range cooker, dishwasher, American fridge freezer and a microwave. The central island is covered in marble and there is a charming breakfast bar for a chat over a cup of coffee. The large dining area is just the place for family and friends to get together and the adjacent utility room, cloakroom and study/family room are very useful additions. If the latter is not needed for work purposes it would make an excellent playroom where young kids could be supervised from the kitchen area.

Upstairs, there is a family shower room and three double bedrooms including the master suite with fabulous views across to Canterbury. This has a magnificent dressing area with plenty of contemporary cupboard space for even the largest of wardrobe requirements, while the en suite bathroom with a separate shower and Jacuzzi bath is an ideal spot for a bit of 'me' time.

Outside, there are even more surprises. Attached to the garage is a store room and above the garage there is a well-equipped annex including a large bed/sitting room, kitchen area and a shower room – ideal for an au pair or an older child wanting a little independence. Alternatively, it would make a great games room or even a holiday/student let. There is a large driveway providing plenty of space for off-road parking and the garden is easy to maintain if you have a 'sit on' mower. It is full of beautiful shrubs and trees as well as lawns and a big terrace for those summer barbecues. There is also an outdoor dog kennel and covered run as well as two garden sheds providing outside storage.



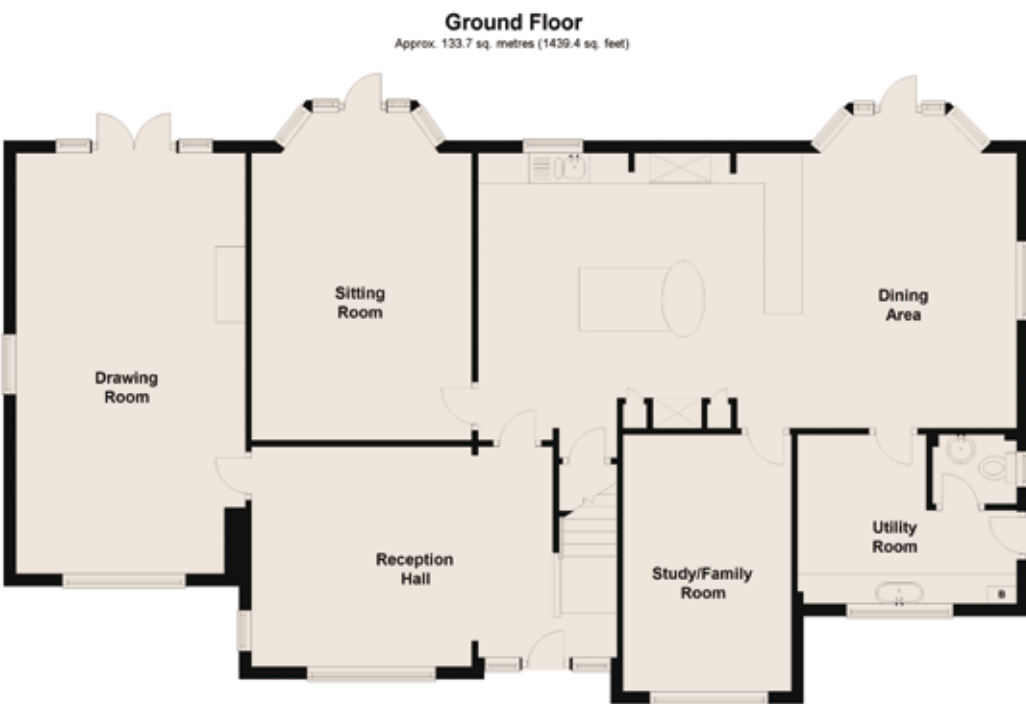


THE CURRENT OWNER SAYS: *"I have particularly liked having the space above the garage where friends could come over for a game of pool and we all enjoyed having barbecues in the garden."*

"I moved here about eight years ago because of its excellent location – living in the country yet with easy access to Canterbury city centre and road and rail links. It has been a wonderful home but circumstances mean that I shall now be moving to London. I have particularly liked having the space above the garage where friends could come over for a game of pool and we all enjoyed having barbecues in the garden.

It is not far to Wincheap and Morrisons for domestic shopping and we can easily get into the city centre with its historic buildings including the

cathedral or the Whitefriars shopping centre. There is so much to do in Canterbury, with two theatres, a plethora of restaurants and a variety of shops as well as the Kent Cricket ground. Enthusiastic golfers can go to the Canterbury Golf Club and the Polo Farm sports ground if you want to indulge in tennis, hockey and cricket. The train journey to St. Pancras is less than an hour from Canterbury West station and, for anyone with older children, there are excellent grammar and private schools."



GROUND FLOOR

Reception Hall: 16'9 x 12'0 (5.11m x 3.66m)
 Sitting Room: 22'7 into bay x 12'4 (6.89m x 3.76m)
 Drawing Room: 17'2 into bay x 12'1 (5.24m x 3.69m)
 Kitchen/Dining Area: 29'9 (9.07m) x 17'0 into bay (5.19m) narrowing to 14'1 (4.30m)
 Study/Family Room: 13'9 x 8'9 (4.19m x 2.67m)
 Utility Room
 Cloakroom

SPLIT-LEVEL FIRST FLOOR

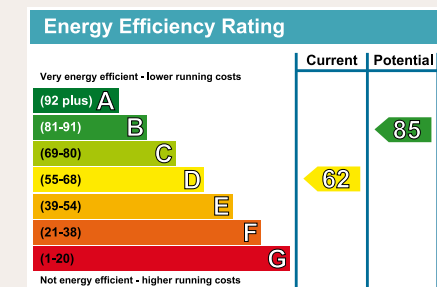
Master Bedroom: 18'4 (5.59m) x 16'8 (5.08m) narrowing to 12'3 (3.74m)
 En-Suite Bath/Shower Room
 Dressing Area: 22'1 x 9'3 (6.74m x 2.82m) plus 10'0 x 9'7 (3.05m x 2.92m)
 Bedroom 2: 12'0 x 12'0 (3.66m x 3.66m)
 Bedroom 3: 15'0 x 12'0 (4.58m x 3.66m)
 Shower Room

ANNEX GROUND FLOOR

Entrance Hall

ANNEX FIRST FLOOR

Annex Living Area: 21'4 x 14'1 (6.51m x 4.30m)
 Kitchen Area: 14'1 x 5'7 (4.30m x 1.70m)
 Shower Room
EXTERIOR
 Front & Rear Gardens
 Driveway
 Store Room: 13'7 x 8'9 (4.14m x 2.67m)
 Garage: 19'5 x 10'2 (5.92m x 3.10m)
 External Walkway





TRAVEL INFORMATION

By Road:

- Canterbury East station 2 miles
- Canterbury West station 2.7 miles
- Dover Docks 18.7 miles
- Channel Tunnel 15.6 miles
- Gatwick Airport 67.4 miles
- Ashford 14.9 miles
- Charing Cross 67.4 miles

By Train from Canterbury West:

- High-Speed St. Pancras 56 mins
- Charing Cross 1hr 30 mins
- Victoria 1hr 23 mins
- Ashford International 16 mins
- Dover Priory 38 mins

By Train from Canterbury East:

- Victoria 1hr 33 mins
- Charing Cross 1hr 53 mins
- Dover Priory 20 mins

HEALTHCARE

Northgate Medical Practice	0844 4778757
London Road Surgery	01227 463128
Canterbury Health Centre	01227 597000
Cossington House Surgery	01227 763377
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

LEISURE CLUBS & FACILITIES

Kent County Cricket Club	01227 456886
Canterbury Golf Club	01227 462865
Canterbury Bowling Club	01227 463704
Canterbury Hockey Club	01227 769159
Canterbury Rugby Football Club	01227 761301
Kingsmead Leisure Centre	01227 769818

EDUCATION

Primary Schools:

Pilgrims' Way	01227 790084
Canterbury and St. Peter's Methodist	01227 464392
St. Anselm's	01227 826200
St. Stephen's Junior	01227 464119
St. Edmund's Prep	01227 475601
King's School Junior	01227 714000
Kent College Junior	01227 813906

Secondary Schools:

King's School	01227 595501
St. Edmund's	01227 475601
Kent College	01227 813906
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567

ENTERTAINMENT

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266
Chaucer Hotel	0871 9846471
Café des Amis	01227 464390
Old Buttermarket	01227 462170
Pinocchio's	01227 457538
The Granville	01227 700402

LOCAL ATTRACTIONS/LANDMARKS

Canterbury Cathedral
Canterbury Tales
Roman Museum
Canterbury Castle
Weaver's Cottages
Wildwood Discovery Park
Howletts Wild Animal Park



Directions

From our office in St. Margaret's Street, head south-east, turning left onto Watling Street where, at the roundabout, take the 2nd exit. At the next roundabout, continue straight onto Old Dover Road. Take the next right onto Nunnery Fields and then the right onto Stuppington Lane, continuing for 1 mile, turning right onto Merton Lane. Iffin lane is the next left and the property can be found on the right-hand side.

Viewing

Strictly by appointment with Fine & Country's offices in:

Canterbury on 01227 479 317

32 St. Margaret's Street, Canterbury, Kent, CT1 2TG

Email: canterbury@fineandcountry.com

Opening Hours

Monday to Friday 8.30am – 6.30pm

Saturday 9.00am – 5.00pm

London office

121 Park Lane, Mayfair, London, W1K 7AG

All dimensions are approximate and are quoted for guidance only; their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.