



Maypole Road, Hoath, Canterbury


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EXCLUSIVE





Ivy House

Maypole Road
Hoath, Canterbury
Kent, CT3 4LN

6 miles Canterbury
14 miles Ramsgate

8.5 miles Whitstable
23 miles Folkestone

Description

Ground Floor

- Living Room
16'5 x 14'0
(5.00m x 4.27m)
- Study
14'0 x 11'5
(4.27m x 3.48m)
- Bathroom
- Kitchen
12'1 x 11'5
(3.68m x 3.48m)
- Dining Room
15'11 x 11'7
(4.85m x 3.53m)
- Utility Room
- Cloakroom

- Bedroom
12'5 x 11'7
(3.78m x 3.53m)
- Second Floor
- Bedroom
19'0 x 8'3
(5.79m x 2.51m)

External

- Front Garden
- Off Street Parking
- Garage
22'4 x 9'8
(6.81m x 2.95m)
- Studio
22'4 x 13'1
(6.81m x 3.99m)
- Shed
13'2 x 10'0
(4.01m x 3.05m)
- Gardens

First Floor

- Landing
- Bedroom
13'8 x 11'8
(4.17m x 3.56m)
- Bedroom
13'11 x 8'11
(4.24m x 2.72m)





Property

Four bedroom Grade II detached house originally built in 1746 with land and planning permission for an additional dwelling sitting on just shy of half an acre.

This is a unique opportunity situated in the popular location of Hoath, Canterbury. The main dwelling is deceptive in its appearance and offers more than what it may first appear.

The accommodation in brief comprises on the ground floor, a reception room with brick built fireplace and separate spacious study towards the front of the property. Further on the ground floor is the family bathroom, kitchen and beautifully presented dining room with a utility room and WC at the rear. Over the two floors above, this charming characterful home offers four good sized bedrooms boasting stunning views across the fields.

Externally there is so much to offer with there being multiple outbuildings, some for storage with one being used as a car workshop. In addition to this there is a studio measuring approximately 22'4 x 13'1 which is a versatile space benefiting from water supply and heating. This is a property which has opportunity in abundance. There is off street parking for multiple vehicles and comes with a secure gated entrance.

Moreover, there is approved planning permission for a three bedroom detached house. This can be found using Reference CA//18/01607.

Please note there is no mains gas. The property is oil fire central heated.

Location

The village of Hoath has its own popular primary school and the property is within easy driving distance of Herne Bay and Whitstable, each offering a good variety of shops and further schooling, public houses, sports facilities and amenities. The Cathedral City of Canterbury is around 6 miles to the south west with extensive shopping, schools and recreational facilities. Convenient access to London can be gained via the A2/ M2 or train services from Herne Bay, Whitstable or Canterbury.

The property is situated within 6 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

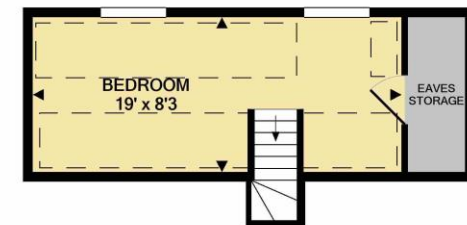




GROUND FLOOR
APPROX. FLOOR
AREA 1507 SQ.FT.
(140.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 507 SQ.FT.
(47.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 190 SQ.FT.
(17.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2204 SQ.FT. (204.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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