



Charles Bainbridge



Cooks Place, Stourmouth,
Canterbury, Kent, CT3 1HS

£795,000













A substantial detached period former farmhouse providing atmospheric and versatile accommodation set in substantial gardens and grounds in an attractive rural position on the edge of the village of Stourmouth. On the ground floor is a reception hall being open plan to the office. To the rear is a large kitchen/dining room with French doors opening onto the garden. There are two impressive reception rooms with exposed timbers and handsome fireplaces. Beyond the sitting room is a conservatory opening onto the garden. There is also a useful w.c/shower room. On the first floor are four/five bedrooms, depending on configuration requirements, plus the family bathroom. The property benefits from gas-fired central heating.

From the road vehicular access is gained through a five-bar gate onto a gravel driveway, passing an ornamental pond to the front of the house and extending to a circular drive to the side providing parking, turning and access to the timber framed garage/workshop. To the front of the house the gardens comprise lawn with mature small trees and shrubs and a path leads to the canopy porch and front door. To the side, adjacent to the driveway, is further lawn from which a gate accesses the rear garden which is partially walled and has an attractive paved seating area and timber pagoda. Further lawns extend to the rear and the side of the house and there is an additional paved area adjacent to the conservatory. Beyond a mature beech hedge the grounds extend into a large, grassed area ideal as a paddock with a selection of mature trees including productive fruit trees. From the field is a separate vehicular access onto the road. The garden and grounds amount to approximately 1.85 acres (0.75 hectares).

The property enjoys a lovely setting in the village of Stourmouth, situated in an enviable rural position with lovely walking and cycling in the surrounding farmland and countryside. The popular adjacent village of Preston has a thriving village store, butcher and highly regarded Primary School. The nearby village of Wingham provides a further range of local amenities whilst the Cathedral City of Canterbury is easily accessible offering a comprehensive range of leisure facilities and an impressive selection of schools, colleges and universities. Canterbury West station offers High-Speed rail services to London St. Pancras with a journey time of approx. 55 minutes.

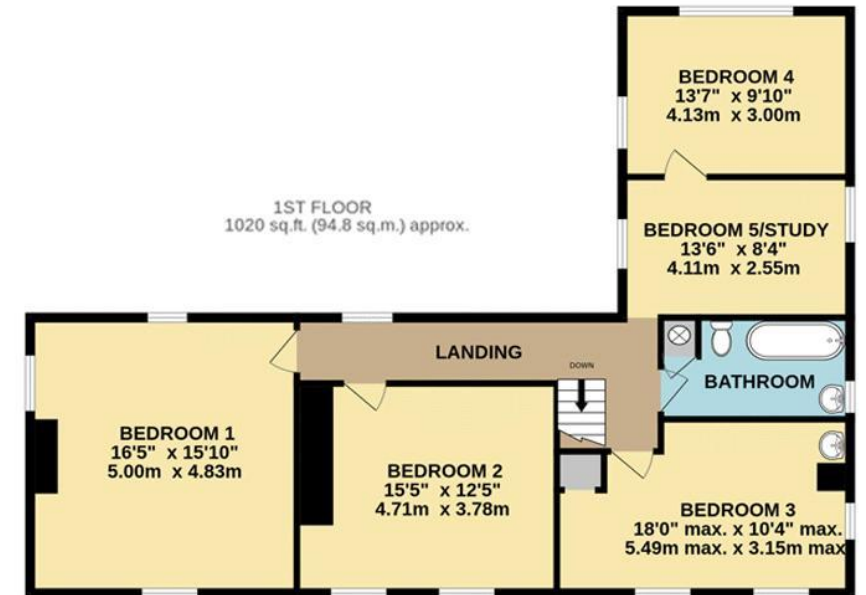
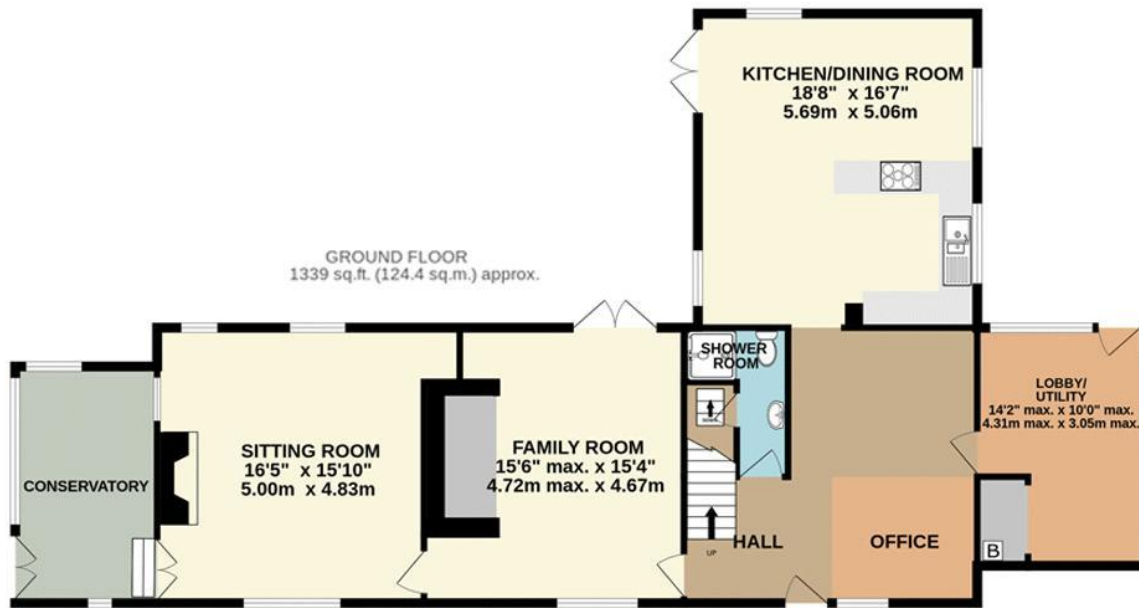
Services: Mains gas, electricity and water are understood to be connected to the property. Cess pit drainage.

Tenure: Freehold

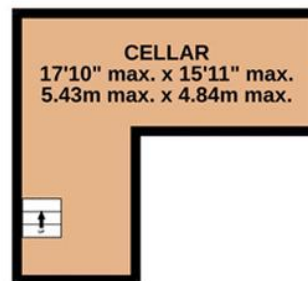
Council Tax Band: G

Local Authority: Dover District Council, White Cliffs Business Park, Dover, Kent, CT16 3PJ.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



BASEMENT
187 sq.ft. (17.4 sq.m.) approx.



TOTAL FLOOR AREA : 2547 sq.ft. (236.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(0-10)	A		
(11-20)	B		
(21-30)	C		
(31-40)	D		
(39-54)	E		
(21-38)	F		40
(1-20)	G		51
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			















Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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