



Charles Bainbridge



1 Harvest Cottages, Sole Street,
Crundale, Canterbury, Kent, CT4 7ER

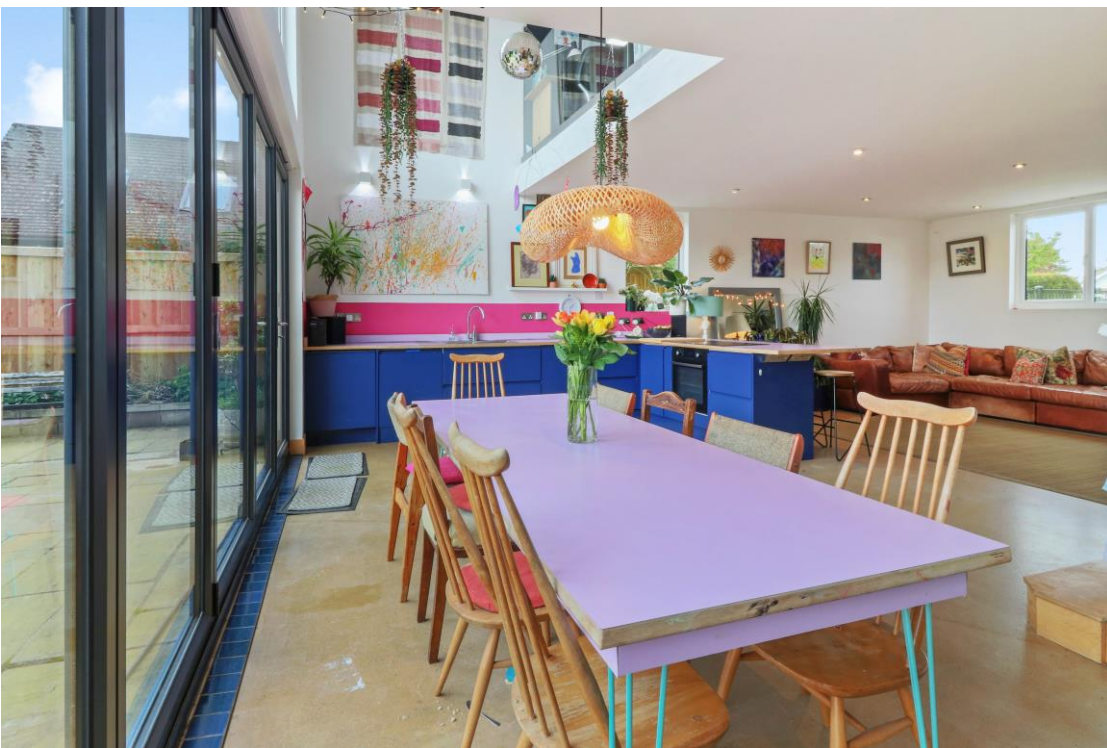
£625,000













A most impressive semi-detached family house having been significantly extended and remodelled, now providing stunning accommodation of significant proportions with many bespoke design features. The property is located in a beautiful rural setting commanding far-reaching views to the rear over neighbouring farmland and countryside. On the ground floor is a large reception hall with a staircase rising to the first floor and double doors opening into the main living space. The vast living space incorporates an open-plan family room into the substantial kitchen/dining room which has magnificent wall-to-wall bi-fold doors facilitating a completely open aspect of the garden and making the most of the views beyond. The kitchen/dining room has an impressive vaulted ceiling with a galleried study area above having a glass balustrade. There is a large walk-in larder, a separate utility room, and useful w.c. To the far side of the reception hall is a lovely dual-aspect sitting room with an exposed brick fireplace and open fire. On the first floor the master bedroom suite enjoys a large bedroom with vaulted ceiling and ensuite shower room. There are four further bedrooms and the family bathroom. The galleried study room has lovely views to the rear and there is also a substantial walk-in airing cupboard. The property benefits from double glazed windows and doors and heating is provided by electric radiators.

To the front vehicular access is gained onto a large driveway providing parking and turning. A side path gives access to the rear garden. The attractively landscaped and well-maintained garden incorporates a large paved seating area which opens onto the extensive lawn with well-stocked herbaceous beds and a mature oak tree. There are various timber sheds and to the rear, the garden borders open farmland with lovely views.

The property is set in the pretty rural village of Crundale with neighbouring farmland and countryside providing lovely walks and cycling. The popular Compasses Inn public house is nearby and local facilities are available in the village of Wye with further comprehensive amenities found in the Cathedral City of Canterbury to the north and Ashford to the south. High-speed rail services are available from Wye, Ashford, and Canterbury West to London St. Pancras. Canterbury offers a variety of shopping and leisure facilities along with an impressive range of schools, colleges, and universities across the City.

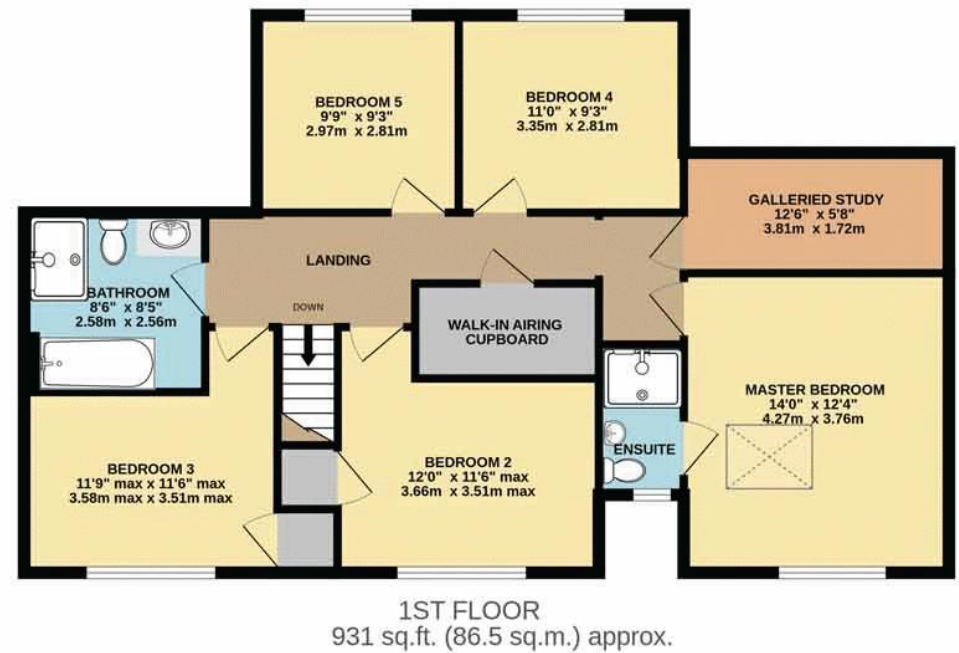
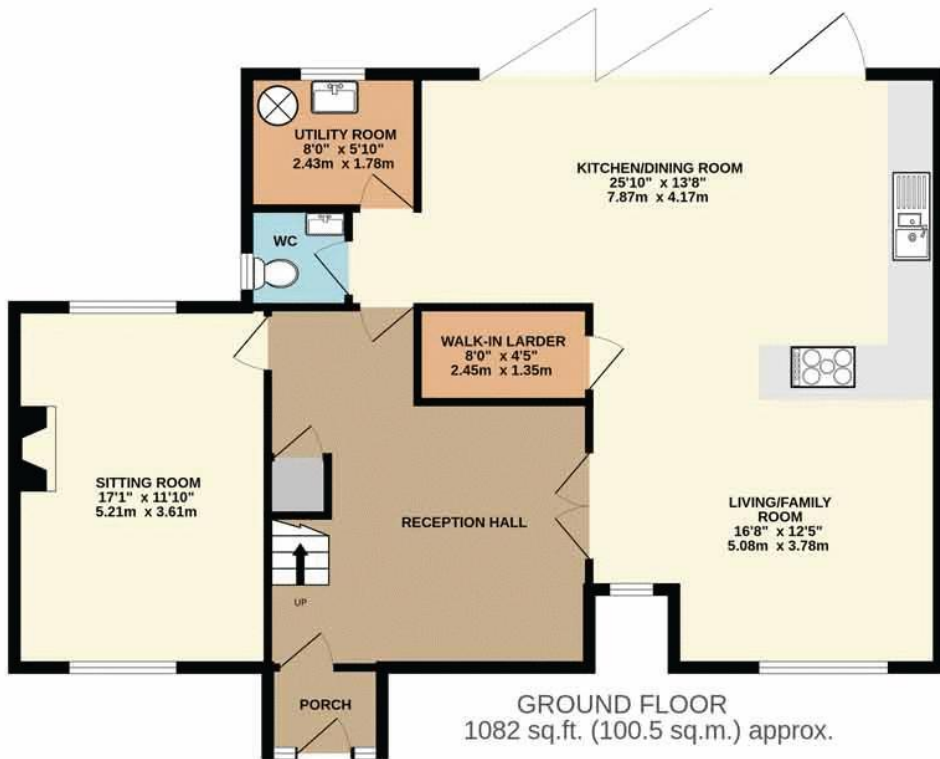
Services: Mains electric and water are connected to the property. Drainage to private sewage treatment system situated in the garden. There is no mains gas available in Crundale.

Tenure: Freehold

Council Tax Band: C

Local Authority: Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL.

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



TOTAL FLOOR AREA : 2013 sq.ft. (187.0 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.

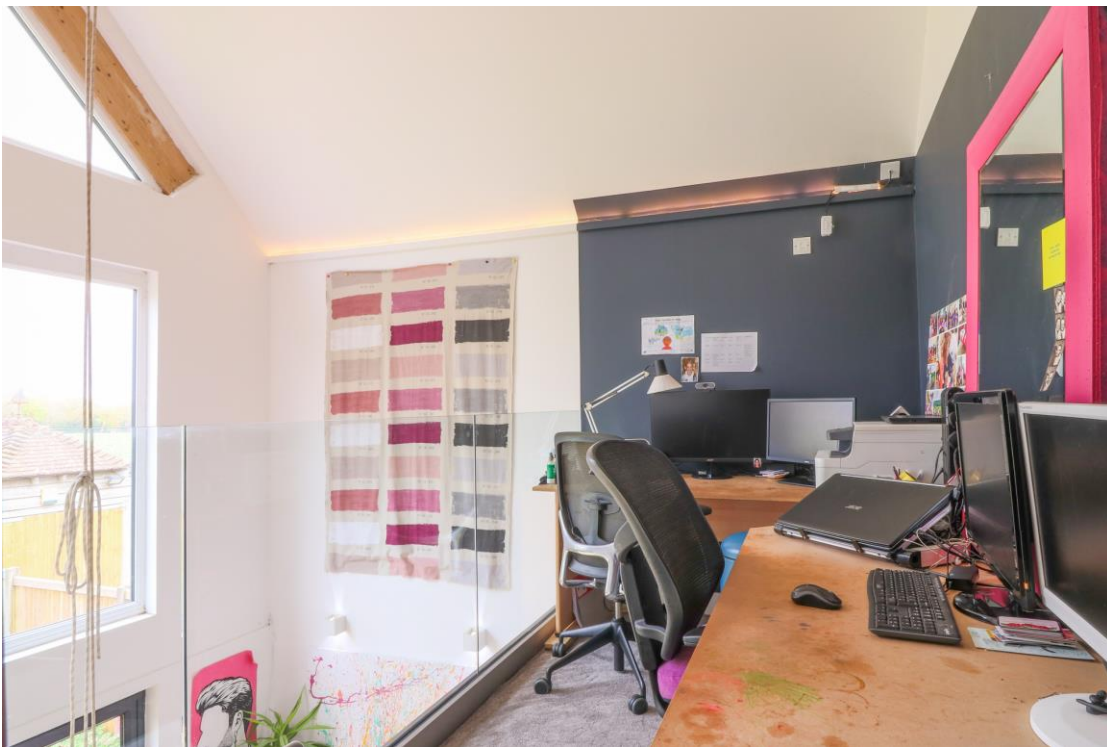
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Awaiting EPC















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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.

