



Keepers Cottage, Ileden Lane, Ileden,  
CANTERBURY, CT4 6HP  
£650,000

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# Keepers Cottage

Ileden Lane, Ileden, CANTERBURY

A delightful period cottage with spacious annexe and rural views.

## Situation

Keepers Cottage is set in an enviable location on a private road having wonderful rural views over open farmland yet being within a few minutes drive of Bridge, Kingston and Canterbury. Nearby villages, such as Barham and Bridge, cater well for one's every day needs, including a bowls club, award winning village shop/post office, restaurants, public houses, doctors surgery and excellent primary schools. Whilst at Bishopsbourne, is a popular complex comprising of a baker/patisserie & tea rooms. There is a bridge over the A2 leading to Barham and there are also bus routes on the A2 itself to Dover and Canterbury and from the Elham Valley.

## The Property

Keepers Cottage is an attractive detached property arranged, in the main, over two floors being formed with colourwash rendered and hanging tiled elevations under plain clay tiled roof slopes. It is in an enviable position with simply stunning views that reach for miles and set within beautiful gardens full of interest and bordering woodland. The main house itself includes an enclosed porch with arch shape door into the hall, lovely sitting room with wood burning stove, extensive fitted kitchen/breakfast room with a good size utility/larder room off (with planning permission to extend and incorporate a downstairs cloakroom) and a large conservatory currently utilised as a dining room off the inner hall. The stairwell here is attractively finished, in part, of painted brickwork and tongue and grooved panelling while the landing has fine old exposed pine floorboards throughout along with exposed wood beam. On the first floor is two double bedrooms both with wardrobes and a spacious bathroom with corner bath and walk-in shower cubicle. Adjacent to the cottage, but completely detached, is an annexe/guest suite comprising, a double bedroom, sitting room with fitted kitchen/dining area with a shower room and cloakroom/w.c. off. The property enjoys a truly

stunning outlook and an early viewing is recommended.

## Outside

The gardens are a particular attractive feature of this charming property. Positioned principally to the rear and side, these are laid to winding paths, lawns and a wide variety of mature shrubs and trees together with an ornamental pond. To the rear of the house is an open sided porch with random paved area beyond leading to the detached annexe. Outbuildings include a good size greenhouse and a wonderful rotating summer house, garden shed and several woodstores. Attractively bordered by a lightly wooded area to the rear and open farmland immediately adjacent to the front. There is parking to the front of the annexe.

## Services

Mains water and electricity connected. Private drainage. Underground 2400L LPG gas tank supplying gas fired boiler serving the domestic hot water and central heating to the main dwelling. Solar panels. Annexe served by electric heating and hot water.

## Local Authority

Canterbury City Council, Military Road, Canterbury, Kent CT1 1YW

## Tenure

Freehold

**Current Council Tax Band: E**

**EPC Rating: (Annexe E)**

## Agents Note

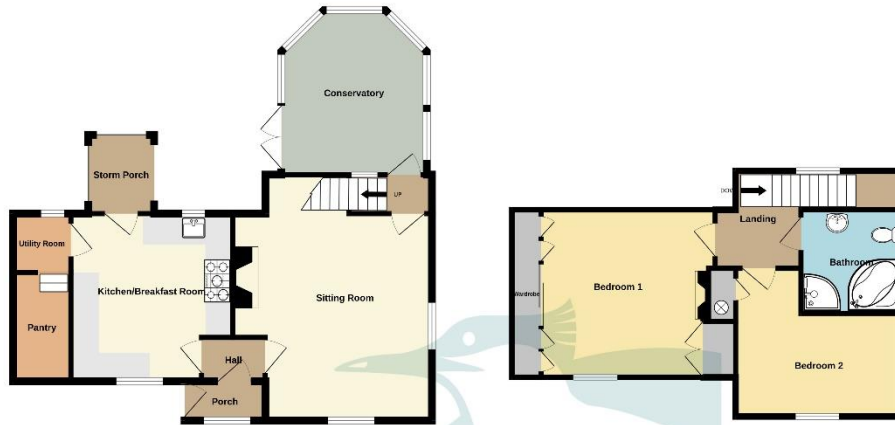
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 840422**

Ground Floor  
646 sq.ft. (60.0 sq.m.) approx.

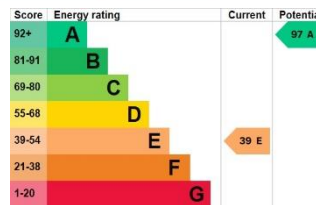
1st Floor  
448 sq.ft. (41.6 sq.m.) approx.



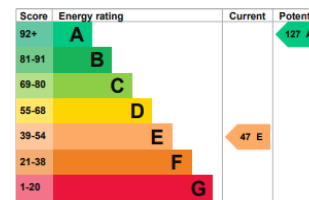
Annexe & Outbuildings  
608 sq.ft. (56.5 sq.m.) approx.

TOTAL FLOOR AREA: 1703 sq.ft. (158.2 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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House



Annexe

**Entrance Porch**  
6' 1" x 3' 1" (1.85m x 0.94m)

**Entrance Hall**  
4' 10" x 3' 4" (1.47m x 1.02m)

**Sitting Room**  
15' 8" x 12' 8" (4.77m x 3.86m)

**Kitchen**  
12' 8" x 12' 4" (3.86m x 3.76m)

**Conservatory**  
12' 6" x 11' 0" (3.81m x 3.35m)

**Utility Room**

**Pantry**

**Storm Porch**  
6' 0" x 5' 0" (1.83m x 1.52m)

**First Floor Landing**

**Bedroom One**  
13' 5" x 13' 8" (4.09m x 4.16m)

**Bedroom Two**  
11' 2" x 12' 8" (3.40m x 3.86m)

**Bathroom**  
7' 10" x 7' 3" (2.39m x 2.21m)

**Annexe Living Room/Kitchen**  
17' 4" x 12' 11" (5.28m x 3.93m)

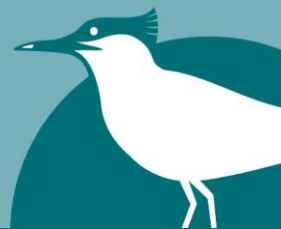
**Annexe Bedroom**  
12' 10" x 8' 10" (3.91m x 2.69m)

**Annexe Shower room, separate WC**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.