



Orchard House, Bekesbourne Lane,  
Canterbury, CT3 4AB  
£1,250,000

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# Orchard House

Bekesbourne Lane, Canterbury

A beautiful Grade II Listed farmhouse, renovated to a high standard while incorporating period charm with modern amenities set on a small farmstead on the outskirts of the Cathedral City of Canterbury.

## Situation

The property is well situated being a little over two miles Southeast of Canterbury in the semi-rural location of Bekesbourne, surrounded by countryside, popular with walkers and cyclists alike. Close by is Scotland Hills golf and driving range, Canterbury Lawn Tennis Club and Polo Farm Sport Club offering excellent facilities including gym, tennis, hockey, cricket and croquet. A café, veterinary practice and art gallery will be found at Chalkpit Farm, whilst Bekesbourne railway station, with links to London Victoria, is conveniently located and the nearby villages of Bridge, Littlebourne and Sturry further cater well for one's everyday needs. Junior Kings School will be found nearby at Sturry whilst a wide selection of educational facilities will be found within Canterbury itself, offering a superb choice of independent and grammar schools plus two Universities. The historic cathedral city of Canterbury with its interesting mix of cultural, shopping and recreational facilities is not only famous for its Cathedral and medieval streets, it is also a UNESCO World Heritage Site!

## The Property

Orchard House is an imposing Grade II Listed detached period farmhouse, having been completely renovated to a high standard in 2014 by the respected local developers, Graham Oates Associates. The property comprises of a wide entrance hall with oak flooring, elegant double aspect drawing room, a sitting room with stone feature fireplace while a sympathetically constructed extension added to the rear offers an Impressive open-plan kitchen/family/dining room with bespoke oak painted 'Thoroughly Wood' kitchen, Neff appliances, central island with induction hob, granite work surfaces, limestone flooring, dual open feature fireplace with woodburner and quality crafted French doors that open to the sun terraces. A picturesque orangery, extensively fitted spacious laundry room and separate

WC complete the accommodation on the ground floor. On the first floor is a fabulous master bedroom with built-in wardrobes and a luxurious en suite bathroom with marble tiling. Bedroom two also has a stylish en suite shower room while there are two further double bedrooms and a beautiful family bathroom.

## Outside

The landscaped gardens are mainly laid to neat lawn and sweep elegantly around the Farmhouse with Sandstone sun terraces offering several beautiful areas in which to enjoy the idyllic surroundings. To the side of the property are large timber electronic gates that open onto a large resin driveway, leading to a triple detached garage, all enclosed by a wall, fence and mixed tree boundary.

## Services

Services include; Mains water, electricity, private drainage, oil central heating, incorporating under floor heating, water softener, water pump, triple water filter, Broadband, Satellite, multi zoned interior alarm system and EV charger.

## Local Authority

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

## Tenure Freehold

**Current Council Tax Band: G**

**EPC Rating: D**

## Agents Note

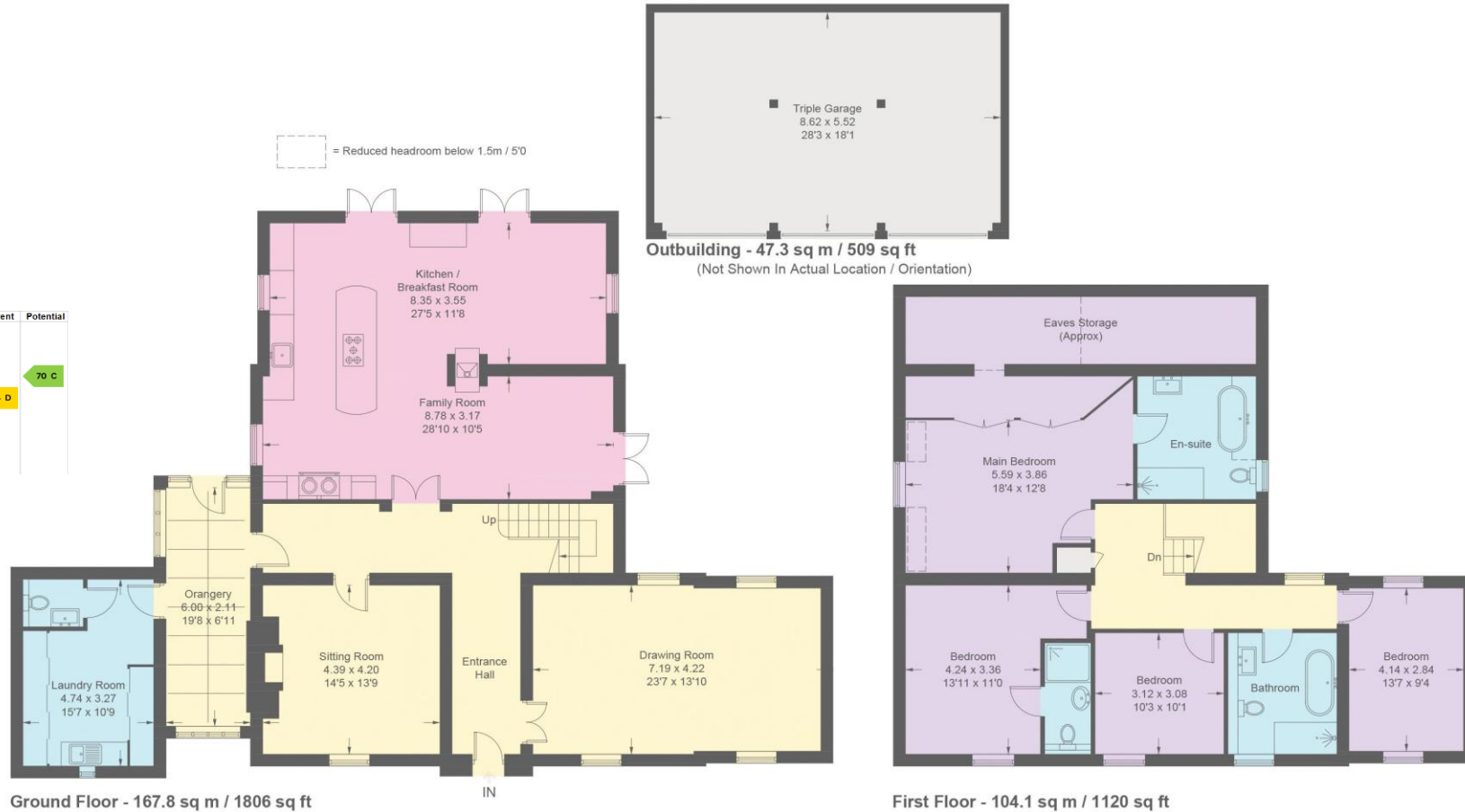
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

# Orchard House, Bekesbourne, Canterbury

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	70 C
39-54	E		
21-38	F		
1-20	G		



Ground Floor - 167.8 sq m / 1806 sq ft

First Floor - 104.1 sq m / 1120 sq ft

Approximate Gross Internal Area = 271.9 sq m / 2926 sq ft  
 Outbuilding = 47.3 sq m / 509 sq ft  
 Total = 319.2 sq m / 3435 sq ft

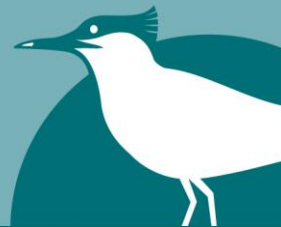
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1040126)



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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.