



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

Looking for a home with breathtaking, far-reaching rural views? Want to feel as though you're the only property in the world? Keepers Cottage offers just that—a stunning detached period-style home in an enviable location, surrounded by rolling countryside and bordering woodland.

This charming home features colour-washed rendering and hanging tiled elevations under a traditional clay tiled roof. The main house is beautifully arranged over two floors, blending character with modern comfort.

The cottage welcomes you with an enclosed porch, leading into a characterful hallway. The sitting room, with its cozy wood-burning stove, provides the perfect retreat, while the kitchen/breakfast room is extensively fitted and offers a good-sized utility/larder room with planning permission to extend and incorporate a downstairs cloakroom. Off the inner hall, a large conservatory, currently used as a dining room, offers exceptional views over the gardens and grounds while natural light floods into the stairwell which is itself a feature, with painted brickwork and tongue-and-groove panelling. From here leads to a wide landing with original exposed pine floorboards and a striking exposed wood beam.

On this first floor there are two double bedrooms, both with built-in wardrobes, along with a spacious family bathroom, complete with a corner bath and walk-in shower.

Set apart from the main house, the self-contained annexe/guest suite is a fantastic addition. It includes a double bedroom, sitting room, fitted kitchen/dining area, shower room, and cloakroom/WC. With its own breathtaking views, this space is ideal for guests, multi-generational living, or as an Airbnb rental for additional income.

Outside

The gardens & outside space are a true highlight—beautifully landscaped with winding paths, lawns, mature shrubs, and trees. There's also an ornamental pond, a rotating summer house allowing you to follow the sun around the garden, a greenhouse, a garden shed, and several wood stores.

At the rear of the property, is an open-sided porch leading to a random paved area, providing seamless access to the annexe. This delightful and intriguing charm filled cottage is attractively bordered by light historic woodland at the back and open farmland to the front, ensuring complete privacy and seclusion. Parking is available to the front of the annexe and the main house.

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

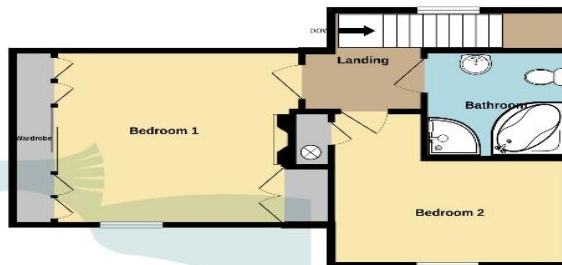
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



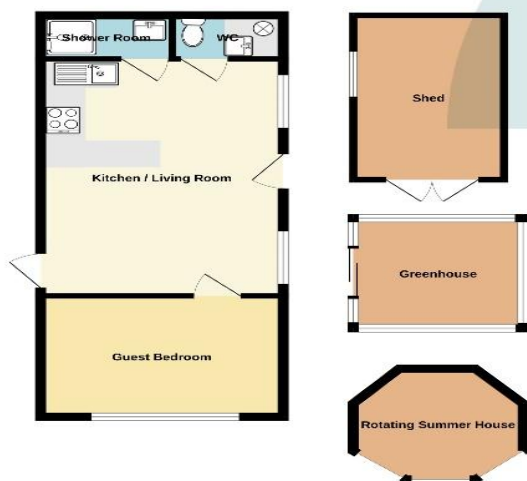
To view this property call Colebrook Sturrock on **01303 840422**

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

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

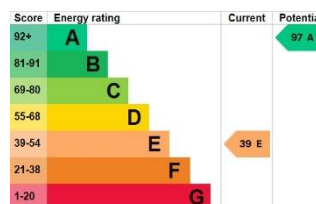


Annexe & Outbuildings
608 sq.ft. (56.5 sq.m.) approx.

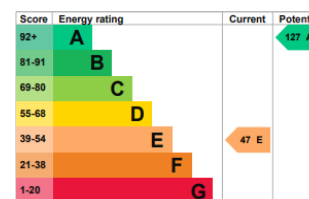


TOTAL FLOOR AREA : 1703 sq.ft. (158.2 sq.m.) approx.

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

Bank Buildings, Elham, Canterbury, Kent, CT4 6TD

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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.

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