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Middlefield, The Street, Goodnestone, Canterbury, CT3 1PG

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Goodnestone, Canterbury, CT3 1PG

Guide Price £925,000

Freehold

Nestled within the picturesque setting of Goodnestone village, this exquisite family home stands as a rare gem. A captivating entrance greets visitors with a delightful, exposed brick porch adorned with stained glass leaded windows, segueing gracefully into a generous foyer, where an elegant staircase sets the tone.

The home boasts a fluid layout, seamlessly connecting its various living quarters. A luminous sunroom beckons through French doors from the foyer, while the living room, adorned with a central fireplace and French doors opening onto the garden, exudes a captivating blend of warmth and sophistication. An additional bedroom, presently serving as a home office, and a dining room boasting beamed ceilings and an exposed brick fireplace, seamlessly link to the kitchen/breakfast area through an archway. This culinary space is equipped with contemporary amenities and extends to a utility room with WC, further complemented by an adjoining double garage.

Ascending the stairs, a galleried landing unveils the opulent principal bedroom, featuring a balcony, dressing area, and en-suite bathroom. Two more spacious double bedrooms, one graced with its own en-suite shower room, alongside a family bathroom, complete the upper floor.

Externally, the property presents a gated driveway accommodating multiple vehicles and a double garage with convenient internal access to the utility room. The surrounding garden, predominantly a verdant lawn, boasts a sunny aspect patio, an idyllic venue for entertaining gatherings of loved ones.

In essence, this magnificent property epitomises timeless elegance and refined living. It seamlessly melds architectural brilliance, stylish design, and practical comfort, offering a sanctuary of unparalleled allure.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Porch
Entrance Hall
Living Room
Sun Room
Bedroom 4/ Study
Dining Room
Kitchen
Utility

First Floor

Landing
Bedroom 3
Bedroom 2
En-Suite Shower
Family Bathroom
Bedroom 1
Dressing Area
En-Suite Bathroom
Balcony

External

Double Garage

Services: (Mains) Water, Electricity & Drainage. (Private) LPG supply/ tank.

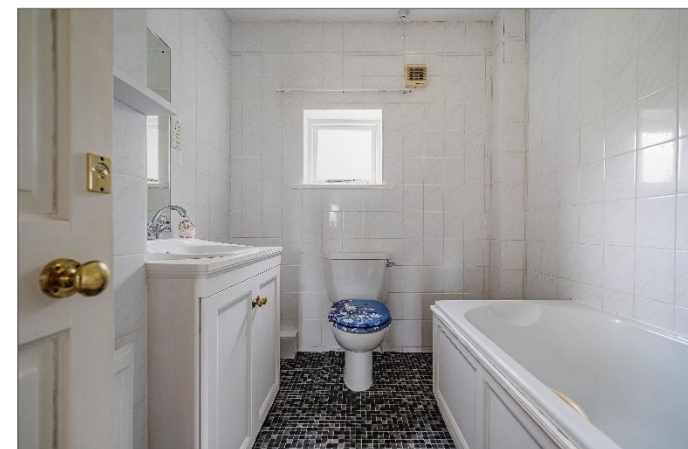
Council Tax: Band G (Dover District Council)

Energy rating: Current F | 27. Potential F | 38.

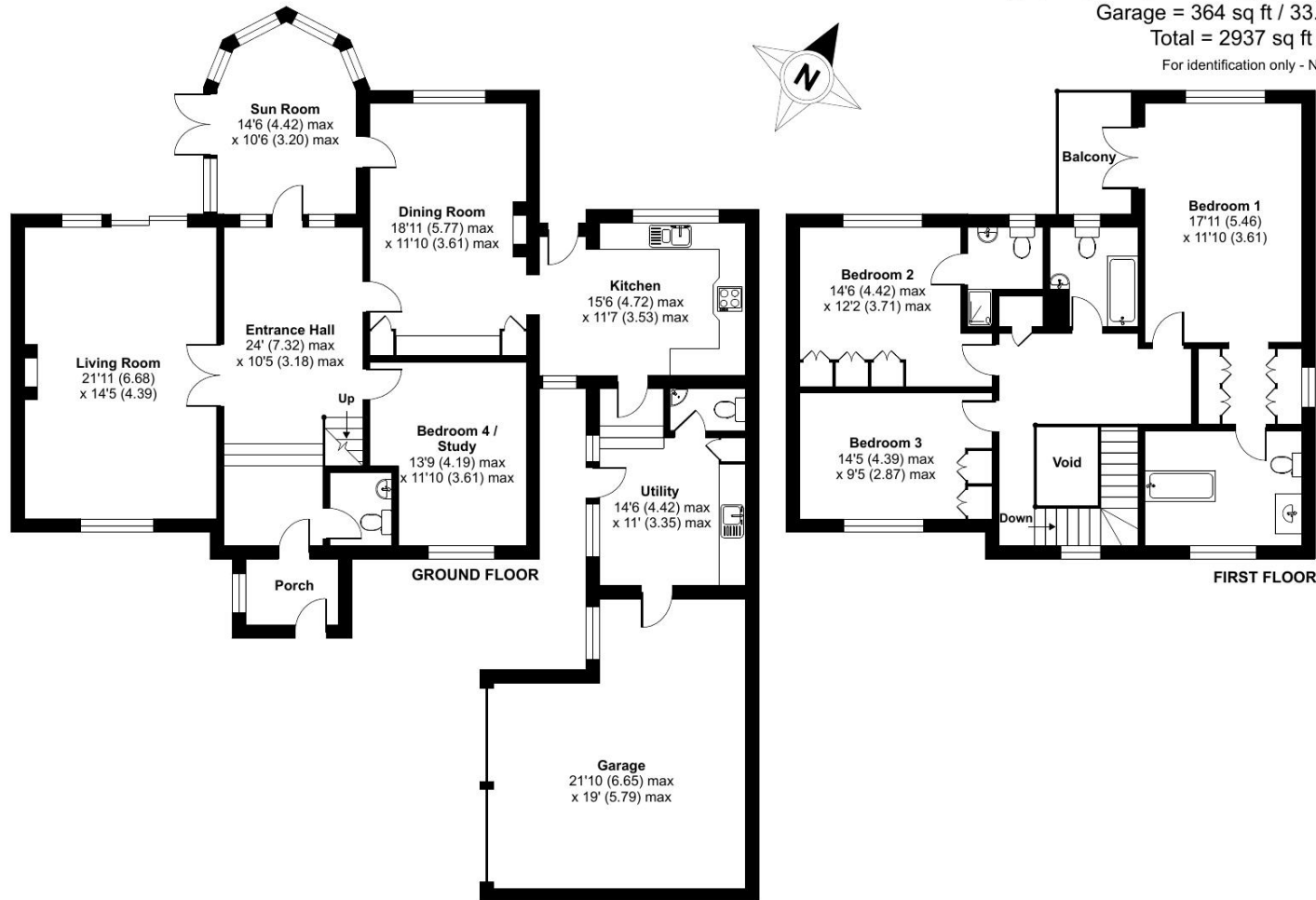
Agents Notes: What3Words location: ///habit.bullion.lentil


Viewing by appointment only: Finn's Sandwich
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Approximate Area = 2573 sq ft / 239 sq m
 Garage = 364 sq ft / 33.8 sq m
 Total = 2937 sq ft / 272.8
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024. Produced for Finns. REF: 1111025

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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