



Bees End
Chapel Lane | Broad Oak | Canterbury | Kent | CT2 0QG

FINE & COUNTRY





Step inside

Bees End

This stunning, contemporary residence was built to the very highest standard in 2021 for very exacting clients who wanted everything to be top quality and for it to be built in the traditional manner – and it shows. The impressive property is located along a quiet private road in the village of Broad Oak yet is only a mile from Sturry station and three miles from the centre of Canterbury, where the high speed train can whisk you to St Pancras in 54 minutes so is ideal for commuters or Londoners looking for an ultra-modern but easy to manage country home. From the moment you sweep through the impressive pair of automatic wrought iron gates, flanked by curved brick walls you will be delighted with everything you see. Whether it is the high quality, mellow brickwork, the attractive chimneystack, the anthracite coloured windows with sandstone sills or the beautiful solid oak framed covered porch with porcelain tiling, there is something to admire wherever you look.

Once through the modern front door into the spacious entrance hall you can begin to appreciate all the high end internal features that make this property so special. There is a solid oak staircase and oak doors as well as underfloor heating on the ground floor and extremely hard wearing Luxury Vinyl Tiles (LVT) that flow throughout the property. The superb dual aspect kitchen/dining/family room includes bi-fold and French doors to the terrace and a dream kitchen for anyone who enjoys catering and entertaining. Using top-of-the-range pale grey Wren units with granite worktops it has been beautifully designed and includes a Quooker hot and cold tap, a built in Neff slide and glide steam oven, a fan oven, microwave and coffee machine as well as an induction hob and extractor, a full height integrated fridge and matching freezer, a dishwasher and a central island with a wine cooler and a breakfast bar with inset ceiling and under unit lighting. There is an adjacent utility room that is equally well fitted with plenty of storage and laundry facilities, a door to the garden and a door to the double garage that includes additional storage and the boiler and is currently set out with professional gym equipment that can be included in the sale.

There is a modern cloakroom and a good sized study that overlooks the drive and is useful for anyone working from home as business visitors do not need to venture into the private part of the property. Double oak and glass doors open into the impressive, dual aspect sitting room that has a delightful brick fireplace with a solid oak mantle, a black marble hearth and a new Stovax multi-fuel burner as a focal point and bi-fold doors to the rear terrace.

The galleried landing incorporates a large airing cupboard and leads to a trendy family bathroom with a double walk-in 'rainfall' shower and a stand-alone oval slipper style bath as well as four double bedrooms that all have TVs, bespoke fitted cupboards and shelving including a guest room with an en suite double shower. The magnificent main bedroom also has a dressing room that has storage facilities and a mirrored cupboard and leads to the delightful en suite bathroom with a triple shower, oval bath, twin basins, a 'light up' mirror and shaver points.

At the front of the property the grey gravel driveway is bordered by a lawn and high hedging and provides off road parking for numerous vehicles, while the rear garden includes a porcelain tiled terrace with built in lighting that spans the width of the house and is ideal for outdoor entertaining. It leads to a 600 square metre, newly laid high quality lawn surrounded by mature trees and shrubs and a path to a charming, L-shaped 'stable block'. This currently consists of four large stables that are used for storage purposes, and an excellent workshop with a vaulted ceiling and a log burner. However this whole area could be converted into offices or studios, although as there are riding facilities three minutes away it would be possible to stable a pony.

The property has all the technology expected in an upmarket modern residence. There are cable feed internet connections and TV points in every room as well as an alarm system and CCTV all around the building with HIVE access so you can control lighting, heating, security facilities and appliances from your mobile phone.









Seller Insight



“ This house was built to be our ‘forever’ home and we were involved with all aspects of the design and build to ensure that every detail had been meticulously adhered to and we are extremely proud of the result. However our plans have changed and we hope that another family will be able to enjoy everything we have done to create the ultimate modern home. We chose the location as it is very quiet and peaceful yet we can actually walk to Sturry station if necessary or take a five minute drive to Canterbury West.

We are not far from the Broad Oak farm shop for local produce and everyday essentials as well as the Golden Lion pub if you want a drink. Sturry has a convenience shop, as well as a pharmacy, post office and hairdresser. There is the famous Kings School Junior school and the Sturry primary school which is graded Outstanding by Ofsted. A bus service takes you into Canterbury, Herne Bay or as far as the Thanet towns and beaches. Nearby Fordwich is famous for being the smallest town in England with its own town hall. It is full of attractive and historic buildings and has the river Stour running through the centre and also includes the George and Dragon pub and eaterie as well as the renowned Fordwich Arms restaurant. For anyone who likes outdoor pursuits there are wonderful places to go fishing on the river, while the nearby Westbere Lakes offers sailing opportunities as well as fishing and clay pigeon shooting takes place at the Greenfields Shooting grounds in Sturry.”*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel Information

By Road	
Sturry Station	1.2 miles
Canterbury West Station	3.0 miles
Channel Tunnel	20.3 miles
Dover Docks	20.4 miles
Gatwick Airport	69.0 miles
Charing Cross	64.4 miles

By train from Sturry

High-Speed St Pancras	1hr 2mins
Charing Cross	1hr 40mins
Victoria	1hr 28mins
Ashford International	22 mins

By Train from Canterbury West

High-Speed St. Pancras	54 mins
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Healthcare

Sturry Surgery	01227 710372
Northgate Medical Practice	01227 208556
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Leisure Clubs & Facilities

Sturry Cricket Club	01227 713894
Greenfields Shooting	01227 713222
Westbere Frostbite Sailing Assoc	01227 830272
Mid Kent Fisheries (Westbere)	01227 730668
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Kingsmead Leisure Centre	01227 769818

Education

Primary Schools:

Sturry Primary	01227 710477
Kings Junior	01227 714000
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600

Secondary Schools:

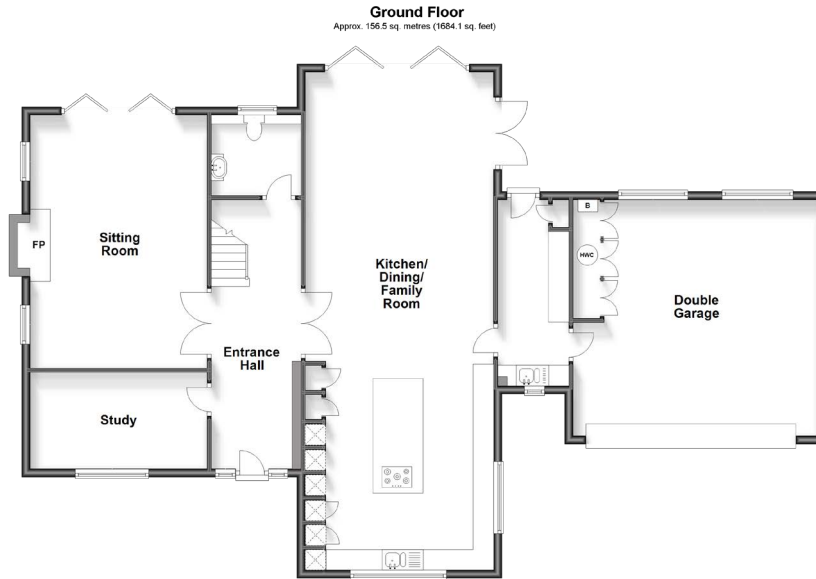
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 475000
St Edmunds	01227 763231

Entertainment

Golden Lion	01227 710454
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266
George and Dragon	01227 710661
Fordwich Arms	01227 710444

Local Attractions/Landmarks

Wildwood Discovery Park
Wingham Wild Life Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum



GROUND FLOOR

Entrance Hall	
Study	14'2 x 7'7 (4.32m x 2.31m)
Cloakroom	
Sitting Room	20'2 x 14'2 (6.15m x 4.32m)
Kitchen/Dining/Family Room	39'8 x 14'9 (12.10m x 4.50m)
Utility Room	14'9 x 5'7 (4.50m x 1.70m)

FIRST FLOOR

Landing	
Bedroom 3	14'2 into bay x 12'1 (4.32m x 3.69m)
Bedroom 4	16'0 into bay x 10'8 (4.88m x 3.25m)
Bath/Shower Room	12'5 x 9'9 (3.79m x 2.97m)
Bedroom	14'9 x 10'2 (4.50m x 3.10m)
En Suite Shower Room	
Main Bedroom	14'8 x 11'4 (4.47m x 3.46m)
Dressing Room	
En Suite Bath/Shower Room	11'2 x 6'1 (3.41m x 1.86m)

OUTSIDE

Rear Garden	
Front Garden	
Gated Driveway	
Double Garage	19'5 x 18'2 (5.92m x 5.54m)

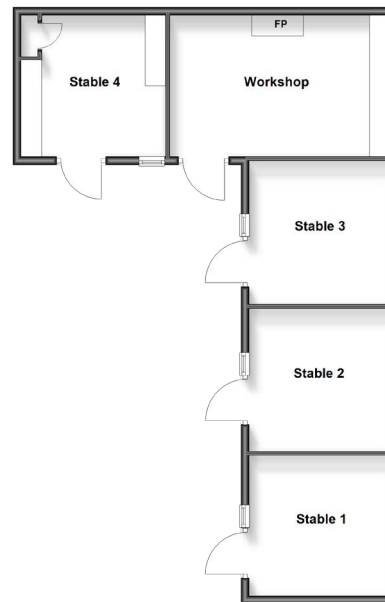
OUTBUILDING/STABLE BLOCK

Stable 1	11'6 x 11'6 (3.51m x 3.51m)
Stable 2	11'6 x 11'6 (3.51m x 3.51m)
Stable 3	11'6 x 11'6 (3.51m x 3.51m)
Workshop	17'6 x 11'3 (5.34m x 3.43m)
Stable 4	11'6 x 11'6 (3.51m x 3.51m)

First Floor
Approx. 114.8 sq. metres (1235.4 sq. feet)



Outbuilding/Stable Block
Approx. 67.5 sq. metres (726.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

£ 1,250,000
Council Tax Band: F
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 15.09.2023





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