



The Old Post Office
The Street | Stourmouth | Canterbury | Kent | CT3 1HZ

FINE & COUNTRY

THE OLD POST OFFICE

This stunning character property, originally built in the early 1800's as two separate buildings has been ingeniously combined with the addition of a magnificent glass atrium by the current owners, resulting in one truly remarkable property.



Step inside

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The main living areas are in what was once the post office and include a picturesque sitting room with an attractive original fireplace housing a wood burning stove and pretty, sash windows, as well as a snug, with another lovely original fireplace. The large kitchen/diner brings a more contemporary feel to the property, with two electric ovens, gas stove, an American style fridge freezer and integrated dishwasher.

To the first floor are two good sized double bedrooms, one with an impressive ensuite bathroom that includes a beautiful free-standing bathtub and handy in-built cupboards. The second bedroom also benefits from an ensuite complete with a full size bathtub. Further to the first floor is an excellent sized family bathroom, that includes a gorgeous, roll-top, claw foot bathtub as well as a separate shower. On the second floor are two more double bedrooms, benefitting from breathtaking views over the surrounding countryside.

Back on the ground floor, leading off the kitchen/diner is the superb glass atrium, which makes a glorious garden room and leads to the fabulous, converted coach house. The atrium has two sets of French doors leading onto the sizeable garden and has direct access via a third set of French doors to the home bar, which itself combines the traditional feature of exposed brick, and modern additions by the current owners such as the tasteful, custom-made bar, porcelain floor tiles and brilliant bifold doors. On the first floor is another good-sized double bedroom, with beautiful, vaulted ceilings and original wood beams, complete with an ensuite bathroom.

The exceptional outside space begins with private, gated access to the gravel driveway, with parking for numerous vehicles as well as a car barn. The striking, oak framed extension off the coach house is home to a garden kitchen and with its traditional wood fired, clay oven, as well as modern, electric integrated oven and bifold doors opening across the entire wall, you really can enjoy alfresco living all year round. There is also a vast paved and decked terrace, with an attractive, timber framed, slate roofed pagoda, a hot tub and a large summer house complete with sauna. The garden itself extends to 0.5251 of an acre and has been divided into the main garden – mostly laid to lawn with young trees and quirky Victorian style streetlamps – and a separate grazing paddock with tractor barns and storage. All in all, this garden is simply spectacular.



























Step outside

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Travel

By Road:	
Sandwich	7.8 miles
Thanet Parkway station	8.5 miles
Minster Station	6.5 miles
Canterbury West Station	9.8 miles
Ashford International	31.8 miles
Dover Docks	19.3 miles
Gatwick Airport	80.5 miles
Charing Cross	75.9 miles
By train from Thanet Parkway	
High-Speed St Pancras	1hr 11mins
Charing Cross	1hr 49mins
Victoria	1hr 37mins
Ashford International	31 mins
By Train from Canterbury West	
High-Speed St. Pancras	54 mins

Leisure Clubs & Facilities

Ash Bowling Club	01304 611414
Westbere Frostbite Sailing Assoc	01227 830272
Mid Kent Fisheries (Westbere)	01227 730668
Polo Farm Sports Club	01227 769159
Princes Golf Club	01304 611118
Royal St Georges Golf Club	01304 613090

Healthcare

Ash Surgery	01304 812227
Littlebourne Surgery	01227 721515
Minster Surgery	01843 821333
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary Schools:	
Preston Primary School	01227 722235
Cartright and Kelsey Primary	01304 812539
St Faiths	01304 813409
Northbourne Park	01304 611215
Kings Junior	01227 714000
St Edmunds	01227 475000
Kent College	01277 763231
Secondary Schools:	
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Sir Roger Manwood's Grammar	01304 610200
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	02337 763231
St Edmunds	01227 475000
St Lawrence College	01843 808080

Entertainment

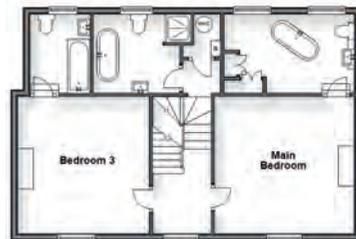
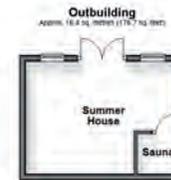
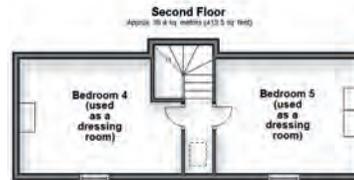
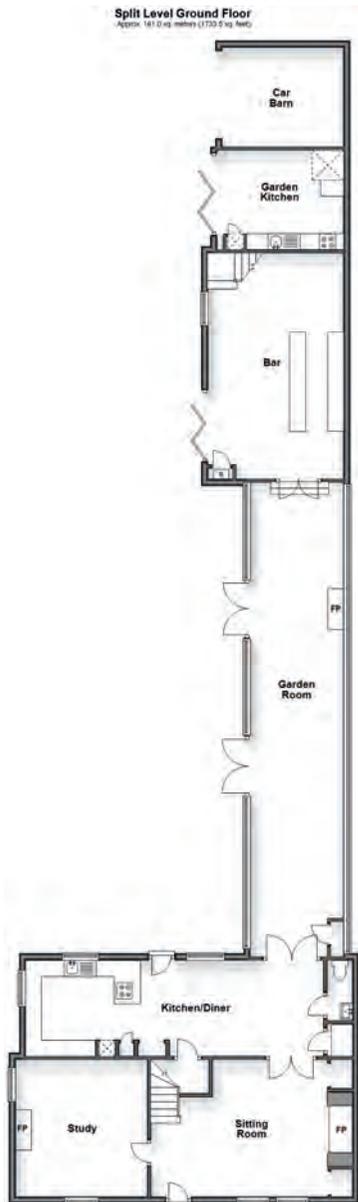
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Half Moon and Seven Stars	01227 722296
Rising Sun	01227 721364
The Black Pig	01304 813723
Dog and Duck Plucks Gutter	01823 821264

Local Attractions / Landmarks

Wingham Wild Life Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum
Westbere Lake



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GROUND FLOOR

Sitting Room	18'3 x 14'1 (5.57m x 4.30m)
Study	13'11 x 13'5 (4.24m x 4.09m)
Kitchen/Diner	30'11 x 9'9 (9.43m x 2.97m)
Cloakroom	
Utility Cupboard	
Garden Room	
Bar	23'0 x 13'6 (7.02m x 4.12m)
Garden Kitchen	13'6 x 10'0 (4.12m x 3.05m)

FIRST FLOOR

Landing	
Main Bedroom	14'5 x 14'4 (4.40m x 4.37m)
En Suite Bathroom	
Bedroom 3	14'0 x 12'11 (4.27m x 3.94m)
En Suite Bathroom	
Family Bath/Shower Room	
Bedroom 2	23'9 x 13'6 (7.24m x 4.12m)
En Suite Bathroom	

SECOND FLOOR

Landing	
Bedroom 4	16'10 x 11'10 (5.13m x 3.61m)
Bedroom 5	15'0 x 11'10 (4.58m x 3.61m)

OUTSIDE

Rear Garden
Summer House/Sauna
Gated Driveway
Car Barn

£ 1,100,000

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. Printed 30.10.2023





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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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