



Old Park Farm  
Old Park | Canterbury | Kent | CT1 1TH

FINE & COUNTRY



# Step inside

## Old Park Farm

Surrounded by woodland as far as the eye can see it is difficult to believe that this charming and spacious period farmhouse is only a five minute drive from Canterbury city centre. Nestling in 0.933 of an acre of grounds in the midst of Old Park the house has its origins in the 16th century when it was the home of the park keeper who looked after the woodland as it was a favourite hunting ground of Henry VIII. However it was renovated and extended in the Georgian and Victorian eras and includes wonderful features that give it so much character including high and coved ceilings, fireplaces, exposed beams, multi-pane sash windows and original shutters. At the same time the current owners have sensitively updated the house to provide everything needed for modern day living and designed by White and Faded.

It is approached along a private road that is nearly a quarter of a mile long and leads to a very large gravel driveway featuring an impressive oak tree as a focal point and where you can park numerous vehicles. There is a detached modern double carport and a large 'cabin' that is insulated and has lighting, electrics and laminate flooring currently used for storage but could make an excellent studio or games room as well as a separate brick building outside the kitchen providing a workshop and 3 storage areas.

The main wisteria covered front door opens into a welcoming hall that is partially open to a galleried landing and a large skylight providing plenty of natural light. Indeed, most of the rooms have white painted floorboards and white walls, enhancing the light and bright feel of the house. There is a good sized, dual aspect sitting room with a working fireplace to cosy up to on a cold winter evening and a very useful study with a fireplace and a window overlooking the woodland providing a lovely view to give you inspiration while you are working. Bespoke glazed doors open into the well-proportioned kitchen/breakfast room that includes underfloor heating, a Smeg range cooker and fridge as well as attractive units with quartz worktops housing a dishwasher and a fascinating central island with period doors and a sink with a boiling water tap and filtered water. This has a stable door to the drive and glazed double doors to the delightful and spacious dining room with its exposed beams, fireplace, French doors to the garden and a pair of glazed doors to the drawing room. When all the internal doors are open it provides a wonderful free flowing feel creating a real 'hub of the household' and where the family spend much of their time. This floor also includes a bathroom that is ideal when you come home from a muddy walk as well as a fitted utility room and a new porch with herringbone tiling providing the regular 'day-to-day' access to the property. The sizeable basement includes a newly created entertainment room/gym, a wine cellar and cellar store.

Off the galleried landing on the first floor there is a superb family bathroom with a wet room style shower and a central stand-alone bath with a skylight above so you can stargaze while languishing in the bath. As well as five double bedrooms there is also a very large fitted dressing room that could always be used as an additional bedroom if required and access to a large insulated and boarded attic that offers plenty of storage facilities. Two of the bedrooms share a Jack and Jill shower room and there are steps up to the large first bedroom with wonderful views across the woodland and access to a second boarded attic.

The garden is primarily laid to lawn surrounded by mature trees and shrubs but includes a gravel path to an outdoor dining area covered with a bespoke pergola and a secluded barbecue area where you can enjoy the sun for most of the day.



















# Seller Insight

“ We thought it would be our ‘forever’ home and we spent a year renovating it with that aspect in mind. As well as all the cosmetic alterations and redesign we have installed a new insulated slate roof and the skylights in the hall and bathroom to provide extra daylight as well as a water filter system and a water pump to improve water pressure throughout the property. However we have now decided to move abroad and hope that new owners will enjoy everything about this lovely family home and all the improvements we have made during our time here.

*Historic Canterbury is a wonderful city with a wide variety of UNESCO heritage site buildings, high street stores and individual shops, numerous restaurants, bars and the cinema as well as the Marlowe and Gulbenkian theatres and two stations including Canterbury West servicing the high speed train that will whisk you to St Pancras in under an hour. There are also excellent grammar and private schools, three universities and a further education college as well as plenty of opportunities for sporting enthusiasts with the Kent cricket ground nearby plus a golf club, sports club and swimming pool.”\**



\* 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	
Canterbury East Station	2.1 miles
Canterbury West Station	3.0 miles
Ashford International	16.3 miles
Dover Docks	18.4 miles
Channel Tunnel	18.2 miles
Gatwick Airport	68.4 miles
Charing Cross	63.7 miles
By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins
By Train from Canterbury East	
Charing Cross	1h 55mins
Victoria	1h 33mins
Dover Priory	20 mins

### Leisure Clubs & Facilities

Kent County Cricket Club  
 Polo Farm Sports Club  
 Canterbury Golf Club  
 Kingsmead Leisure Centre

### Healthcare

Canterbury Health Centre  
 Northgate Medical Practice  
 Canterbury Medical Practice  
 Kent and Canterbury Hospital  
 Chaucer Hospital

### Education

**Primary Schools:**  
 Pilgrim's Way Primary  
 St Thomas's Catholic Primary  
 Kent College Junior  
 St Edmunds Junior  
 Kings Junior

01227 473612  
 01227 769159  
 01227 453532  
 01227 769818

03000 426600  
 01227 208556  
 01227 463128  
 01227 766877  
 01227 825100

01227 760084  
 01227 462539  
 01227 762436  
 01227 475600  
 01227 714000

### Secondary Schools:

Simon Langton Girls Grammar  
 Simon Langton Boys Grammar  
 Barton Grammar  
 King's School, Canterbury  
 Kent College  
 St Edmunds

01227 463711  
 01227 463567  
 01227 464600  
 01227 595501  
 01227 763231  
 01227 475000

### Entertainment

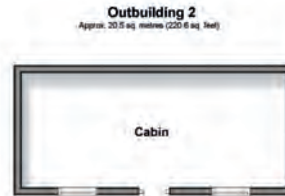
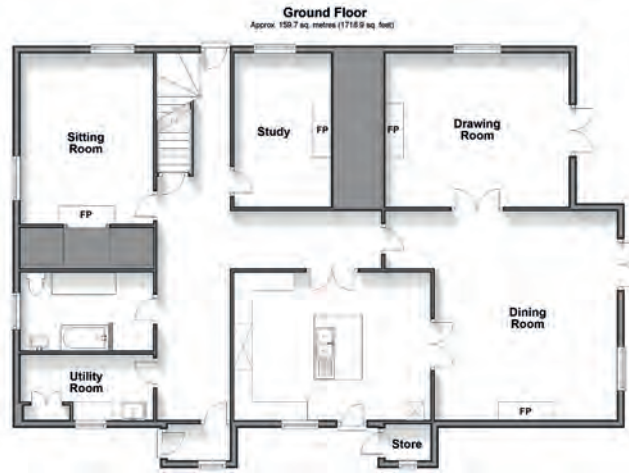
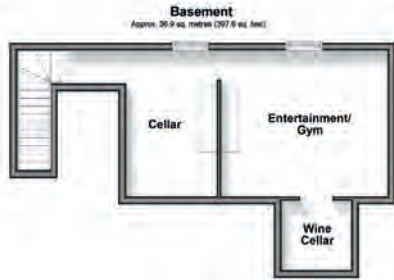
Marlowe Theatre, Canterbury  
 Gulbenkian Theatre  
 Odeon Cinema  
 Curzon Cinema  
 Abode Hotel  
 Pinocchios

01227 787787  
 01227 769075  
 0333 014 4501  
 0333 321 0104  
 01227 766266  
 01227 457538

### Local Attractions/Landmarks

Howletts Animal Park  
 Wingham Wildlife Park  
 The Canterbury Tales  
 The Beaney House  
 Canterbury Cathedral  
 Canterbury Heritage Museum





**GROUND FLOOR**

Porch	
Hall	
Utility Room	11'7 x 5'10 (3.53m x 1.78m)
Bathroom	
Sitting Room	15'4 x 11'10 (4.68m x 3.61m)
Study	13'9 x 8'8 (4.19m x 2.64m)
Drawing Room	16'5 x 13'9 (5.01m x 4.19m)
Kitchen/Breakfast Room	17'7 x 13'2 (5.36m x 4.02m)
Dining Room	20'7 x 18'8 (6.28m x 5.69m)
Store	

**FIRST FLOOR**

Landing	
Bedroom 1	18'3 x 16'3 (5.57m x 4.96m)
Bathroom	12'0 x 10'7 (3.66m x 3.23m)
Bedroom 5	11'10 x 10'7 (3.61m x 3.23m)
Bedroom 3	14'4 x 11'11 (4.37m x 3.63m)
Jack & Jill Shower Room	
Bedroom 2	16'7 x 12'5 (5.06m x 3.79m)
Bedroom 6/Dressing Room	14'3 x 10'6 (4.35m x 3.20m)
Bedroom 4	16'1 x 13'9 (4.91m x 4.19m)

**BASEMENT**

Entertainment/Gym	16'3 x 13'4 (4.96m x 4.07m)
Cellar	13'4 x 13'4 (4.07m x 4.07m)
Wine Cellar	

**OUTSIDE**

Wraparound Garden  
Gated Driveway  
Double Car Port

**OUTBUILDING 1**

Store	6'2 x 3'6 (1.88m x 1.07m)
Workshop	10'0 x 6'2 (3.05m x 1.88m)
Store	6'2 x 4'6 (1.88m x 1.37m)
Store	6'2 x 3'8 (1.88m x 1.12m)

**OUTBUILDING 2**

Cabin	22'8 x 9'9 (6.91m x 2.97m)
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£ 1,250,000

Council Tax Band: G  
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 12.12.2023







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