



Jasmine Cottage
Stodmarsh Road | Stodmarsh | Canterbury | CT3 4BA

FINE & COUNTRY





Step inside

Jasmine Cottage

For anyone looking to live the rural dream in a small village, this charming detached period cottage in a Conservation Area could tick all the right boxes. Originally built in about 1850 it has delightful features from a bygone era including reclaimed cottage style pine doors with wrought iron latches, beams, fireplaces and original oak flooring throughout much of the property. There are also stunning views across fields and access to the surrounding Stodmarsh Nature Reserve, where 200 different species of birds have been recorded. The property also has plans approved for an extension and includes a studio backing onto the detached garage/storage.

With its picket fence, leaded light casement windows, original brickwork, Kent peg tiled roof and chimneys, it has a warm and welcoming feel even before you open the delightful front door. This leads to an impressive dual aspect entrance hall with an attractive cast iron fireplace and a working fire as well as stairs to the first floor and access to the light and bright triple aspect living room. This includes built in shelving, a brick fireplace and log burner plus a pair of multi-pane French doors to the bespoke conservatory with its plethora of external French doors and windows opening onto the garden. Another door opens into the dining area with terracotta floor tiles, a large inset log burner, a walk-in larder and country style units housing a variety of stand-alone appliances in the adjacent beamed and vaulted kitchen area, which has access to the downstairs shower/utility room. There are also French doors to the rear garden and multi-pane glass bi-fold doors to the conservatory and, when these doors are open, it provides a great overall space for entertaining and informal family life.

On the first floor there is a superb contemporary family bathroom with a stand-alone claw foot bath and separate shower as well as two double bedrooms including the main bedroom. This has an original fireplace, hanging space and lovely views while on the second floor there are two dual aspect double bedrooms with vaulted ceilings and excellent views including one currently in use as an office with a wall of bespoke shelving. However, this whole area would be great for a teenager wanting a private bedroom and study/sitting room or as bedrooms/playrooms for a couple of kids.

In the rear garden there is an arched brick paved patio leading to a large lawn with trees and shrubs that backs onto fields. You will also find ladder steps up to a charming 'tree house style' balcony where you can sit and enjoy the wonderful views while sipping a glass of wine or enjoying your morning coffee. While the detached studio is currently used for storage, it does have electrics, lighting and a basin with running water so could be converted into a salon or an office for anyone working from home who doesn't want to be disturbed by activities in the home.



Seller Insight

“ We moved here about three years ago as we loved the character of the cottage and the quiet and peaceful surroundings, and we shall be sad to leave but business commitments mean we must move. Over recent years the property has been refurbished and brought back to its former glory using reclaimed materials and, since we have been here, we have installed the log burners and a new boiler but, with the opportunity to extend the property with existing planning permission available, new owners could really make it their own.

Stodmarsh is a charming hamlet with an historic church and a delightful dog friendly traditional 200 year old country pub/restaurant so you can enjoy an evening out without having to drive. There are also wonderful places to go for walks around the Nature Reserve while Littlebourne village is only a short distance. It includes a village shop and post office as well as a recreation ground and playground, skateboarding, an outdoor gym, a BMX circuit and the Littlebourne cricket club while nor far is the Howletts Animal Park.

Our nearest station is Sturry where trains can get you to London in just over an hour. Alternatively, you can drive to Canterbury West where the high speed train can whisk you to St Pancras in under an hour. Nearby Wickhambreaux primary school is rated Outstanding by Ofsted and there is a good primary school in Littlebourne, while Sturry includes the excellent Kings Junior and first class grammar and other private schools are available in Canterbury, where you will also find historical buildings, high street stores and individual shops, bars, restaurants, two theatres and three universities.”*

* 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	4.1 miles
Canterbury West Station	4.9 miles
Ashford International	20.1 miles
Dover Docks	17.6 miles
Gatwick Airport	71.1miles
Folkestone	16.9 miles
Charing Cross	66.8 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 Sturry	
High-Speed St Pancras	1hr 2mins
Charing Cross	1hr 40mins
Victoria	1hr 28mins
Ashford International	22 mins

Education

Primary Schools:	
Littlebourne Primary	01227 721671
Wickhambreaux Primary	01227 721300
Kings Junior	01227 714000
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

Healthcare

Littlebourne Surgery	01227 721515
Hersden Surgery	01227 710416
Sturry Surgery	01227 710372
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Leisure Clubs & Facilities

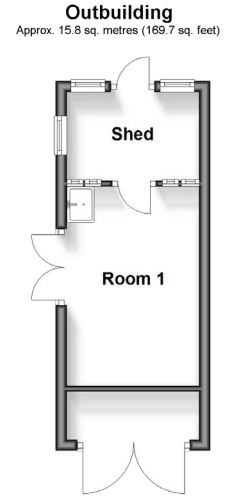
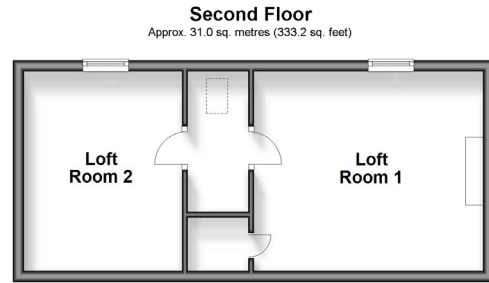
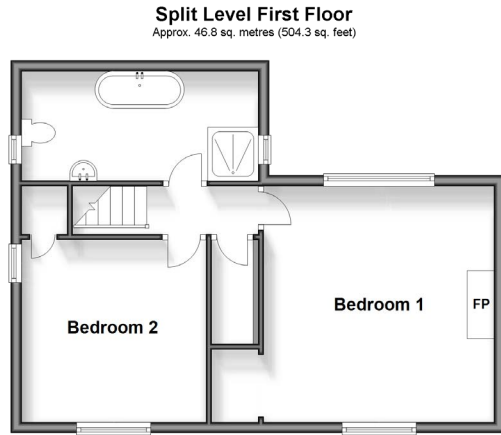
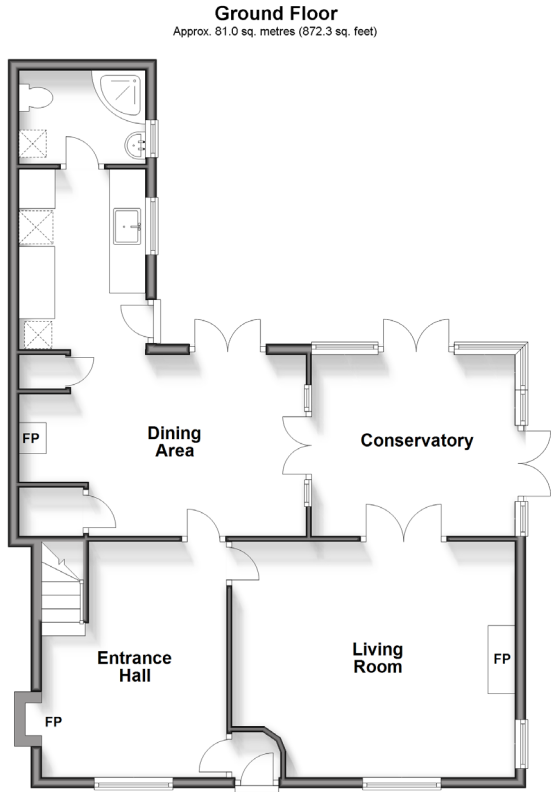
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Littlebourne Cricket Club	07930391479
Kingsmead Leisure Centre	01227 769818

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266
Red Lion	01227 721339

Local Attractions/Landmarks

- Stodmarsh Nature Reserve
- Westbere Lakes
- Howletts Animal Park
- Wingham Wildlife Park
- The Canterbury Tales
- The Beaney House
- Canterbury Cathedral
- Canterbury Heritage Museum



GROUND FLOOR

Porch	
Entrance Hall	14'2 x 11'0 (4.32m x 3.36m)
Living Room	17'0 x 14'2 (5.19m x 4.32m)
Dining Area	14'11 x 10'11 (4.55m x 3.33m)
Conservatory	12'8 x 11'1 (3.86m x 3.38m)
Kitchen	10'10 x 7'7 (3.30m x 2.31m)
Shower Room/Utility	7'7 x 5'8 (2.31m x 1.73m)

SPLIT LEVEL FIRST FLOOR

Landing	
Bathroom	14'10 x 6'7 (4.52m x 2.01m)
Bedroom 1	14'3 x 13'11 (4.35m x 4.24m)
Bedroom 2	11'2 x 10'11 (3.41m x 3.33m)

SECOND FLOOR

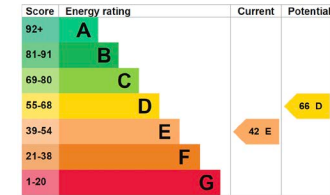
Landing	
Loft Room 1	13'6 x 12'0 (4.12m x 3.66m)
Loft Room 2	11'9 x 9'6 (3.58m x 2.90m)

OUTSIDE

Driveway
Rear Garden

OUTBUILDING

Garage/Store
Room 1
Shed



£ 700,000

Council Tax Band: E
Tenure: Leasehold



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 © 2024 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 28.03.2024





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