



Willow Marsh

12 Fordwich Road | Sturry | Canterbury | Kent | CT2 0BN

FINE & COUNTRY





Step inside

Willow Marsh

Nestling in 0.81 acres of secluded grounds is this delightful detached family home originally built in the 1920s. It has been totally refurbished and updated by the current owners and includes air conditioning throughout the building, contemporary bathrooms and a modern kitchen and breakfast area as well as a delightful oak framed porch that gives the front of the property a charming character. The house is approached via two sets of five bar gates opening onto an in-and-out driveway bordered by very attractive shrubs and trees and where you can park up to six or seven cars. It leads to the double garage as well as to the porch and the panelled and stained glass front door.

There is a spacious entrance hall with access to a contemporary cloakroom and a coat cupboard and porcelain floor tiles that continue through into the light and bright, dual aspect kitchen and breakfast area. This includes a seven ring range cooker and bespoke Shaker style wood units designed by Elegance Kitchens housing an integrated fridge, dishwasher and a butler's sink. The dresser style bespoke units carry on through to the large breakfast area that has French doors to the terrace and wonderful views across the garden. The kitchen also has a door to the double garage with automatic remote control doors, an electric car charging point and access to the large, newly fitted utility room with laundry facilities, a new Worcester boiler, an American fridge freezer, the alarm system control panel and a door to the garden.

Glazed double doors lead from the hall into the dual aspect dining area with bay windows and French doors to the garden and a very wide archway through to the lounge that provides a free flowing open plan feel. The dual aspect lounge has a modern raised log burner as a focal point and French doors to the garden as well as a large bay with full height windows and additional French doors to the rear terrace providing plenty of natural light and is just the spot for a quiet read.

The staircase splits with access to a large landing in one direction that leads to the contemporary family bathroom with a deep bath and modern shower screen as well as a vanity basin and two double bedrooms including one that is dual aspect and the other that includes fitted mirrored wardrobes and dressing table with a large built in wall mirror. There is also a door to the impressive main suite from the landing. This lovely room has a good sized seating area, a wall of mirrored cupboards, shelving and fitted bedroom furniture with an arched wall mirror as well as French doors to the private balcony with wrought iron railings where you can sip your morning coffee enjoying the wonderful views across the beautiful garden. There is a large and trendy en suite shower room with twin vanity basins and a door to a single bedroom. This would make an excellent walk-in dressing room/nursery or even an office as it can also be independently accessed from the divided staircase.

Outside there is the gorgeous wraparound Indian sandstone terrace that leads round to an original veranda and has steps down to the sweeping lawn interspersed with impressive trees and shrubs. There is a greenhouse, log store and a garden shed as well as a very large workshop/storage facility that backs onto the spacious summerhouse. This could always become an outdoor office or studio for anyone who wants to work from home undisturbed by other activities around the home. It includes inside and outdoor lighting, half height paneled internal walls, high quality vinyl flooring, lighting and electrics and French doors to a good sized decked terrace bordered by a charming rose garden.





Seller Insight

“ We have lived here for over 9 years and it has always been a wonderful family home but as there are only the two of us here now, we feel it is time to downsize even though we will be sad to leave. We have thoroughly enjoyed refurbishing and updating the house over the years and it has also been a great place for entertaining, both indoors and in our lovely garden. The location is very convenient as we are only a few minutes' walk from the station at Sturry for the high speed train that can whisk you to London in just over an hour. Sturry also includes a convenience store, post office, pharmacy, hairdresser, primary school graded Outstanding by Ofsted and the famous Kings junior school. While Fordwich is famous for being the smallest town in England with its own town hall. It is full of attractive and historic buildings and the river Stour running through the centre. There is the excellent olde worlde George and Dragon pub as well as the Michelin Star Fordwich Arms restaurant that you can easily walk to if you want an evening out and don't want to drive.

We are only a short drive or bus ride from Canterbury with its historic buildings, shops, restaurants, Outstanding grammar schools and first class private schools, universities, retail parks, theatres and cinemas. For anyone who enjoys outdoor pursuits we are not far from the Chislet or Canterbury golf clubs and there are other wonderful places to go for walks with the dog or take a short drive for a day on the beach. There is the Sturry cricket club and fishing available on the river Stour while the nearby Westbere Lakes offers sailing opportunities. Other sporting activities are available at the Polo Farm Club and the Kingsmead Leisure Centre.*

* 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	0.6 miles
Canterbury	2.5 miles
Ashford International	17.9 miles
Channel Tunnel	19.4 miles
Dover Docks	20.1 miles
Gatwick Airport	69.5 miles
Charing Cross	64.6 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

Leisure Clubs & Facilities

Sturry Cricket Club
 Westbere Frostbite Sailing Assoc
 Mid Kent Fisheries (Westbere)
 Polo Farm Sports Club
 Canterbury Golf Club
 Kingsmead Leisure Centre

Healthcare

Sturry Surgery
 Northgate Medical Practice
 Canterbury Medical Practice
 Kent and Canterbury Hospital
 Chaucer Hospital

Education

Primary Schools:

Sturry Primary
 Kings Junior
 Kent College Junior
 St Edmunds Junior

01227 713894
 01227 830272
 01227 730668
 01227 769159
 01227 453532
 01227 769818

01227 710372
 01227 208556
 01227 463128
 01227 766877
 01227 825100

01227 710477
 01227 714000
 01227 762436
 01227 475600

Secondary Schools:

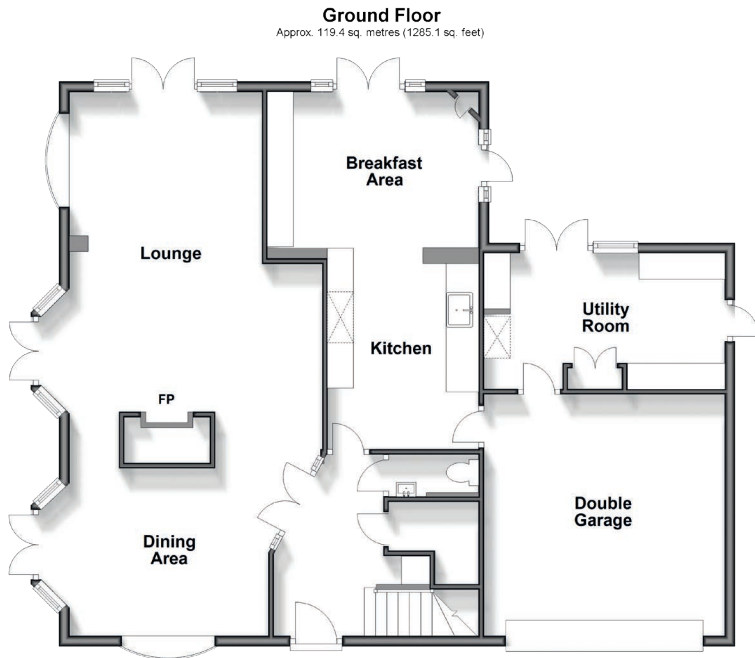
Simon Langton Girls Grammar 01227 463711
 Simon Langton Boys Grammar 01227 463567
 Barton Grammar 01227 464600
 King's School, Canterbury 01227 595501
 Kent College 01227 762436
 St Edmunds 01227 475000

Entertainment

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 Wildlife Park
 The Canterbury Tales
 The Beaney House
 Canterbury Cathedral
 Canterbury Heritage Museum



GROUND FLOOR

Entrance Hall
Cloakroom
Lounge Area 23'0 (7.02m) x 18'0 (5.49m) narrowing to 12'2 (3.71m)
Dining Area 16'0 (4.88m) x 11'1 (3.38m) narrowing to 12'5 (3.79m) x 11'1 (3.38m)
Kitchen 12'0 x 9'4 (3.66m x 2.85m)
Breakfast Area 12'7 x 9'9 (3.84m x 2.97m)
Utility Room 15'1 x 8'6 (4.60m x 2.59m)

FIRST FLOOR

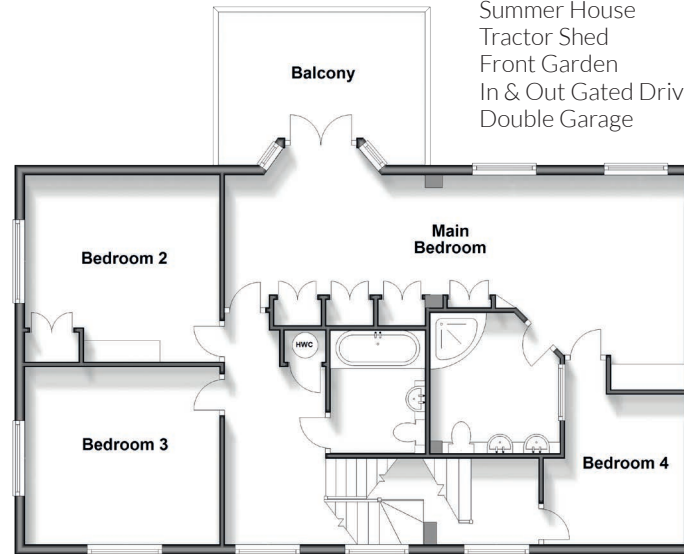
Landing
Bedroom 4 9'6 (2.90m) x 9'2 (2.80m) narrowing to 7'8 (2.34m)
Main Bedroom 16'8 (5.08m) x 11'6 (3.51m) narrowing to 8'4 into fitted wardrobes (2.54m)
Dressing Area 13'9 x 8'4 into fitted wardrobes (4.19m x 2.54m)
En Suite Shower Room
Balcony
Bedroom 2 12'5 x 12'0 (3.79m x 3.66m)
Bedroom 3 12'4 x 11'5 (3.76m x 3.48m)
Family Bathroom

OUTSIDE

Rear Garden

OUTBUILDING

Summer House 19'1 x 9'11 (5.82m x 3.02m)
Tractor Shed 19'5 x 9'0 (5.92m x 2.75m)
Front Garden
In & Out Gated Driveway
Double Garage 15'8 x 15'8 (4.78m x 4.78m)



£1,150,000

Council Tax Band: F

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		



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 04.07.2024





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