



Martins Court
Bodsham | Ashford | Kent | TN25 5JQ

FINE & COUNTRY



Step inside

Martins Court

Purchased directly from the builder about 40 years ago, this delightful country property has never previously been on the market. Located in the charming hamlet of Bodsham in an Area of Outstanding Natural Beauty and nestled in 3.04 acres of grounds including a wraparound garden and a large paddock. The property backs onto farmland and has stunning views across the surrounding countryside and, while it has been updated over the years, it still retains some fascinating period features including wood framed windows and doors, coved ceilings and fireplaces.

This lovely family home is approached through a five bar gate that opens onto a long drive flanked by a front lawn and a small woodland area. It leads to the detached pitched roof brick built double garage, a gravel frontage with parking for multiple cars and the wide wisteria covered front porch with an attractive wood panelled front door. This opens into the good-sized reception hall with stairs to the first floor and access to the ground floor accommodation including a charming snug and an adjacent office, which is very useful if you are working from home as it provides easy access for business visitors.

A pair of multi-pane doors open into the fascinating, dual aspect living room that has a stunning feature brick wall incorporating an inglenook with an inset stone surround fireplace, French doors to the garden providing delightful views and an open archway round to the dining room, so makes a charming overall entertainment space. The warm and welcoming dining room includes the other side of the feature brick wall, a bay window that also offers a far-reaching rural vista as well as a door to the kitchen/breakfast room, which is very convenient when catering for a lunch or a dinner party.

The light and bright kitchen/breakfast area was completely renovated a few years ago and includes shaker style cream units housing a hob, a built in double oven and warming drawer. It has a door to the equally modern and well fitted utility room with stand-alone appliances, a cloakroom, a pantry and access to a rear lobby for coats and boots as well as a back door to the garden.

Upstairs there is a galleried landing with an airing cupboard, a family shower room and four bedrooms. These include a large single with stunning panoramic views that is ideal for a pair of bunk beds and three doubles including the spacious main bedroom with fitted wardrobes and an en suite bathroom with a bath and separate shower.

Much of the garden is laid to lawn with shrub borders and flower beds and leads to the very well maintained paddock that is ideal for horses and ponies and provides plenty of space to construct stables and even a menage. Alternatively, if you want to develop the 'Good Life' it would be ideal for sheep, goats, alpacas and chickens as well as vegetables considering the paddock already has impressive damson and other fruit trees.



Seller Insight

“ We fell in love with the house, the quiet and peaceful surroundings as well as the stunning views and immediately decided this was the place for us. Sadly health issues mean it is time to pass the baton on to a new family who will hopefully enjoy everything about this delightful country home that was originally designed and built by a builder for his own use so it was constructed to a very high standard. Should it be required there are opportunities for extending the property as there is a vast attic that could be converted to provide additional accommodation. While the garage could be turned into a detached annex, subject to the necessary planning permissions.

Although we are out in the country there is a good local primary school within easy walking distance and we are not far from Hastingleigh & Stelling Minnis both of which have a pub and the latter also a primary school and village store that can provide for any immediate needs. If you need to commute to London, we are fairly close to Ashford where the high speed train will whisk you to London in just over half an hour, while the Channel Tunnel and Dover are easily accessible if you want to take the car abroad.

Canterbury is just a short drive and includes historic buildings, high street stores, independent shops, bars and restaurants, three universities, two theatres, a cinema complex and various sports facilities as well as top class grammar and private schools.

There are excellent places for cycling and riding while golfing enthusiasts can play at the nearby Roundwood Hall Golf Club or go further afield to Etchinghill or Sene Valley in Hythe. Hythe & Folkestone beaches are both also within 10 miles, ideal for when the sun is shining.”*

* 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

By Road:
 Stelling Minnis 3.0 miles
 Canterbury 10.3 miles
 Channel Tunnel 11.2 miles
 Ashford International 9.7 miles
 Dover Docks 22.6 miles
 Gatwick Airport 69.2 miles
 Charing Cross 66.3 miles

By Train from Ashford International
 St Pancras 36 mins
 Charing Cross 1hr 16 mins
 Victoria 1hr 22 mins
 Paris (Eurostar) 2hrs 22mins

Leisure Clubs & Facilities

Etchinghill Golf Club 01303 862929
 Roundwood Golf Club 01303 862260
 Elham Sports Centre 01303 840485
 Burstled Manor Riding Centre 01227 830568

Healthcare

The Surgery 01303 862109
 New Lyminge Surgery 01303 863160
 Elham and Hawkinge Surgery 01303 840213

William Harvey Hospital
 Kent and Canterbury Hospital
 Chaucer Hospital
 Wye Surgery

Education

Primary Schools:
 Bodsham Primary 01233 750374
 Stelling Minnis Primary 01227 709218
 Ashford School (Prep) 01233 625171
 The Kings School Junior 01227 714000
 Kent College Junior 01227 762436
 St Edmunds Junior 01227 475601
 Lady Joanna Thornhill Primary School 01233 812781
 Wye Free School

Secondary Schools:

Harvey Grammar for Boys 01303 252131
 Highworth Grammar School 01233 624910
 The Norton Knatchbull School 01233 620045
 Folkestone School for Girls 01303 251125
 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 763231

01233 633331
 01227 766877
 01227 825100
 01233 884585

St Edmunds 01227 475632
 Ashford School 01233 625171

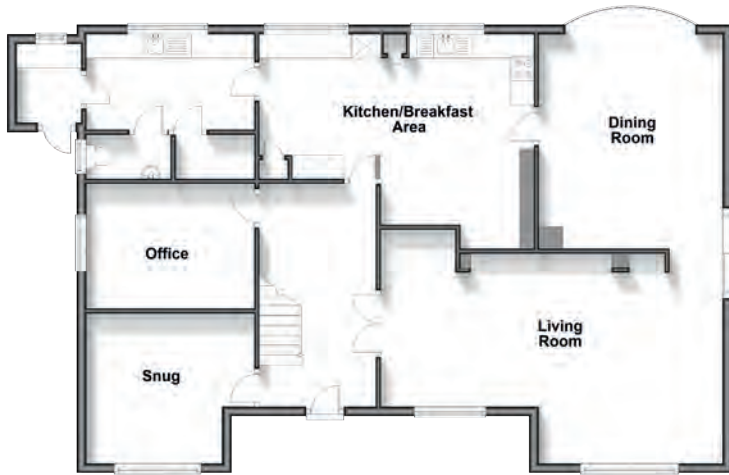
Entertainment

Marlowe Theatre, Canterbury 01227 787787
 Gulbenkian Theatre, Canterbury 01227 769075
 Leas Cliff Hall, Folkestone 01303 228600
 Rose and Crown 01227 709265
 The Tiger 01303 862130
 The Black Horse 01303 812182
 Bowl Inn Hastingleigh 01233 750354
 The George Inn 01227 709170
 Abode Hotel, Canterbury 01227 766266

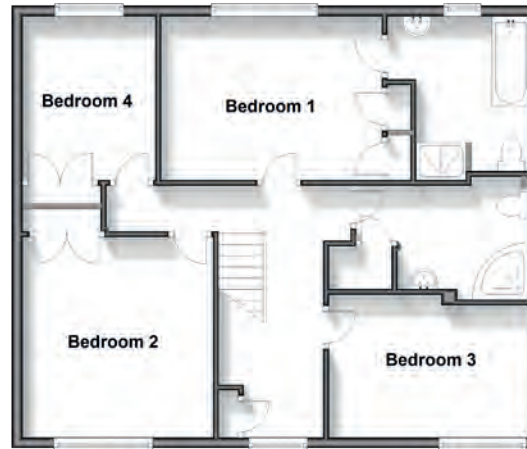
Local Attractions / Landmarks

Stelling Minnis Windmill
 Lyminge Forest
 Romney Hythe and Dymchurch miniature railway
 Lympne Castle and Saltwood Castle
 Port Lympne Animal Park
 Dover and Deal castles
 Secret War Tunnels
 Canterbury Cathedral

Ground Floor
Approx. 116.2 sq. metres (1251.2 sq. feet)



First Floor
Approx. 74.3 sq. metres (799.8 sq. feet)



Outbuilding
Approx. 33.0 sq. metres (355.2 sq. feet)



GROUND FLOOR

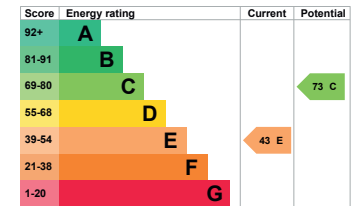
Reception Hall	
Kitchen/Breakfast Area	13'2 (4.02m) narrowing to 9'10 (3.00m) x 8'11 (2.72m)
Utility Room	11'7 x 6'5 (3.53m x 1.96m)
Larder	
Toilet	
Boot Room	5'2 x 4'6 (1.58m x 1.37m)
Dining Room	14'9 x 12'9 (4.50m x 3.89m)
Living Room	23'6 (7.17m) x 12'11 (3.94m) narrowing to 11'0 (3.36m)
Snug	11'8 x 10'7 (3.56m x 3.23m)
Study	11'8 x 8'7 (3.56m x 2.62m)

FIRST FLOOR

Landing	
Bedroom 2	11'10 x 11'9 (3.61m x 3.58m)
Bedroom 4	10'4 x 8'1 (3.15m x 2.47m)
Bedroom 1	13'5 x 10'4 (4.09m x 3.15m)
En Suite Bathroom	9'5 x 7'1 (2.87m x 2.16m)
Shower Room	7'11 x 7'3 (2.41m x 2.21m)
Bedroom 3	12'2 x 8'7 (3.71m x 2.62m)

OUTSIDE

Garage	18'11 x 18'7 (5.77m x 5.67m)
Driveway	
Front Garden	
Rear Garden	
Paddock	



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 © 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 18.09.2024





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