



Ivy Lodge
Street End | Canterbury | Kent | CT4 5NP

FINE & COUNTRY



Step inside

Ivy Lodge

Originally the Lower Hardres village hall, this delightful country property was repurposed as a private residence in 1998 and constructed in a traditional rural barn style, nestling in a generous plot in a Conservation Area. Over time it has been renovated and extended and is now a stunning and unique family home located in a delightful rural hamlet, but only a short distance from the historic city of Canterbury. It is approached via a five bar gate that leads to the attractive L shaped building and a spacious gravel and paved frontage where you can park numerous vehicles. This is surrounded by a charming dwarf wall and shrub borders and leads to the double garage as well as access to the side and rear garden. The attractive exterior includes cathedral style dormer windows, varied roof lines and chimneystacks with steps leading up to the charming stable front door with wrought iron door furniture.

This opens into a partially double height entrance hall with a brick feature, a pine staircase leading to the galleried landing that overlooks the hall and engineered oak flooring that flows through part of the ground floor accommodation. This includes the spacious, dual aspect sitting room with patio doors to the terrace. A covered ceiling and an impressive brick chimney breast and contemporary raised coal flame effect gas fire. Multi-pane glazed doors open into the well-proportioned dining room that also has patio doors to the terrace and is just the place for those more formal suppers and special family occasions and where guests can wander out into the garden on a warm day or a balmy summer's evening.

There is a really delightful dual aspect country style kitchen/breakfast room with patio doors to the garden, half height wall panelling, terracotta coloured floor tiles and a painted beamed ceiling. It incorporates a range cooker and very attractive

cream units housing an integrated fridge freezer and dishwasher while an impressive central island/breakfast bar includes a butcher's block and a tiled top. There is a feature chimney breast with a two-way log burner that also heats the adjacent snug. Steps lead down to a cloakroom and a fitted utility room with laundry facilities and a hobby room/office, currently laid out as an excellent model railway complex, and door access to the large double garage with built-in shelving in the workshop area.

In one direction off the stairs on the first floor you will find a large dual aspect main bedroom with a plethora of fitted mirrored wardrobes and an en suite bathroom with a corner jacuzzi bath as well as eaves storage and a single bedroom currently in use as a study. The upper galleried landing includes a linen cupboard, a pine archway and leads to the family bathroom and three double bedrooms. One has an en suite shower, another is used as a study and the third has fitted cupboards, an en suite wet room style shower with a trendy circular washbasin. It also has direct access to a stunning, triple aspect sun room with a vaulted ceiling, cross beams and Velux windows providing lovely views across the garden and beyond. The sun room also includes a spiral staircase down to the delightful, triple aspect snug with access to the terrace.

A wide paved terrace in the rear garden is bordered by a dwarf brick wall that leads to large lawn areas, seating areas, impressive shrub and perennial beds and beautiful mature trees that back onto farmland. There is also probably one of the poshest built in barbecues in Kent, constructed inside its very own pitched roof building and makes an excellent talking point when you invite friends and family round for a 'barbie!'











Seller Insight

“ This has been an excellent family home for the past 18 years. During that time it has been updated and extended to become the beautiful home you see today and it will be sad to leave but it is time to start a new chapter and enable new owners to take advantage of everything the property has to offer.

We initially fell in love with the house and the location when we first saw it. We have all the advantages of living in a friendly community surrounded by countryside, yet we are not far from the city of Canterbury. Our village include a hall with plenty of regular activities, an award-winning farm shop, a good hairdresser and the local cricket club, while local primary schools in Stelling Minnis, Petham and Bridge are easily accessible. There are wonderful places to go for walks with the dog and you can cycle along the Sustrans National Route 17. Alternatively you could stroll down to the Granville pub for a drink or an excellent meal without needing to take the car out or go along to the nearby village of Bridge with its renowned restaurants as well as a small supermarket, surgery and dentist.

Canterbury includes a plethora of UNESCO world heritage historic buildings, high street stores and individual shops, theatres, bars and restaurants as well as two mainline stations with the high speed train from Canterbury West whisking you to London in under an hour. There is also a very wide choice of first class primary, grammar and private schools as well as three universities, while for sporting enthusiasts there is the Roundwood Hall Golf Club along Stone Street or the Canterbury Golf club and Polo Farm Sports club on the outskirts of the city while cricketing fans can watch country cricket at the Kent cricket ground. If you enjoy horses, there is also the Bursted Manor riding centre and excellent rides in the 440 acres of Lyminge forest. If you want to go further afield it is very easy to get to the A2 for London or Dover and the Channel Tunnel for trips to the Continent.”

* 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:	
Canterbury	3.5 miles
Canterbury West Station	4.8 miles
Canterbury East Station	4.0 miles
Ashford International	14.6 miles
Dover Docks	17.8 miles
Channel Tunnel	16.5 miles
Gatwick Airport	72.0 miles
Charing Cross	67.1 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

Healthcare

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

01227 831900
 01227 463128
 01227 766877
 01227 825100

Education

Primary Schools:
 Petham Primary
 Stelling Minnis Primary
 Bridge and Patricxbourne Primary
 St Stephens Junior
 The Canterbury Primary
 Kent College Junior
 St Edmunds Junior
 Kings Junior

01227 700260
 01227 709218
 01227 830276
 01227 464119
 01227 462883
 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

Leisure Clubs & Facilities

St Lawrence Cricket Ground
 Polo Farm Sports Club
 Canterbury Golf Club
 Roundwood Hall Golf Club
 Kingsmead Leisure Centre

01227 473612
 01227 769159
 01227 453532
 01303 862260
 01227 769818

Entertainment

Marlowe Theatre, Canterbury
 Gulbenkian Theatre and Cinema
 Pinocchios
 Cafe des Amis
 Abode Hotel
 The Granville
 The Pig at Bridge
 The Bridge Arms

01227 787787
 01227 769075
 01227 457538
 01227 464390
 01227 766266
 01227 700402
 03452259494
 01227 286534

Local Attractions / Landmarks

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

Split Level Ground Floor
Approx: 149.1 sq. metres (1605.3 sq. feet)



Split Level First Floor
Approx: 138.9 sq. metres (1505.5 sq. feet)



SPLIT LEVEL GROUND FLOOR

Entrance Hall	
Cloakroom	
Utility Room	9'7 (2.92m) x 6'2 (1.88m) narrowing to 4'8 (1.42m)
Hobby Room/Office	10'1 x 9'3 (3.08m x 2.82m)
Sitting Room	21'9 x 12'7 (6.63m x 3.84m)
Dining Room	11'7 x 11'7 (3.53m x 3.53m)
Kitchen/Breakfast Room	21'8 x 11'7 (6.61m x 3.53m)
Snug	12'7 x 11'6 (3.84m x 3.51m)

SPLIT LEVEL FIRST FLOOR

Landing	
Main Bedroom	22'0 (6.71m) narrowing to 13'6 (4.12m) x 16'0 (4.88m)
En Suite Bathroom	8'2 x 8'2 (2.49m x 2.49m)
Bedroom 5	9'5 x 8'4 (2.87m x 2.54m)
Family Bath/Shower Room	10'5 x 5'7 (3.18m x 1.70m)
Bedroom 3	12'8 into fitted wardrobes x 11'11 (3.86m x 3.63m)
En Suite Shower Room	
Bedroom 4	11'8 x 11'8 (3.56m x 3.56m)
Bedroom 2	15'8 x 11'7 (4.78m x 3.53m)
En Suite Shower Room	
Sun Room	12'5 (3.79m) x 11'7 (3.53m) narrowing to 7'8 (2.34m)

OUTSIDE

Rear Garden	
Front Garden	
Gated Driveway	
Double Garage	20'7 x 20'0 (6.28m x 6.10m)



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 07.10.2024



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