



The Cottage  
Hicks Forstal | Hoath | Canterbury | Kent | CT3 4NA



# Step inside

## The Cottage

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You could be forgiven for thinking you had stepped into a fairytale when you first see this adorable cottage nestling amidst 0.6486 of an acre of secluded grounds on the edge of East Blean Woods and surrounded by farmland. With its central pitched roof porch, period front door, two sash windows on either side and high chimney stacks it looks as though a child has drawn it as their idea of a house and then you take a second look and see it has interesting modern overtones at one side.

The cottage is approached off a picturesque country lane with a five bar gate main entrance that leads to a large gravel driveway for off road parking. There is also a secondary entrance providing additional parking as well as a pedestrian entrance with a pathway leading to the front door.

There is a hall with a large coat and storage cupboard and access to a spacious dual aspect double bedroom with a modern en suite shower room that could always be used as an office for anyone working from home. On the other side of the lobby there is a charming dual aspect lounge with parquet flooring and a two way log burner that keeps the property very cosy. There are stairs to the first floor and access to another dual aspect guest bedroom with a contemporary shower room.

A door leads to the 'piece de resistance' of this charming home – the awe-inspiring modern family space that includes kitchen/living room with a zinc roof and two magnificent 'walls' of full height windows and sliding glass doors offering superb views over the garden and is where the family spend most of their time. Built as a stunning extension in 2018 the kitchen area includes beautiful bespoke oak units housing stand alone appliances and a delightful island/ breakfast bar with two built in ovens and an induction hob. Guests will enjoy sitting down at the dining table and admiring the views, while the two-way log burner is just the place to cosy up to on a cool winter's evening. But in the summertime, when the sliding glass doors are wide open, you really do feel as though you are almost living in the garden.

Upstairs you will find the charming dual aspect first bedroom offering wonderful views across the garden and beyond plus a contemporary adjacent bathroom with an impressive central oval bath with claw feet.

Outside there is a large cabin and a summerhouse with lighting and electrics, so could be converted into offices for anyone who doesn't want to be disturbed by activities in the home and the other could become a games room/bar or gym. There is also a gravel terrace for outdoor entertaining surrounded by sweeping lawns interspersed with well-established trees and shrubs as well as raised vegetable beds.











# Seller Insight

“ We fell in love with the cottage and the grounds the moment we walked through the entrance gate. It has been a wonderful family home for many years but, with the boys having flown the nest, we feel it is time for us to start a new chapter. It is very quiet, peaceful and secluded with wonderful places to take the dog for a walk but, at the same time, we are only a short distance from Sturry where the fast train 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 as well as a cricket club and fishing on the River Stour. We are also only a short drive from Canterbury with its historic buildings, shops, restaurants, Outstanding grammar schools and first class private schools, universities, retail parks, theatres and cinemas. There are also a number of excellent grammar and private schools in Sandwich and the Thanet towns.

Hoath is a friendly village with a good primary school, a village hall with a variety of activities and the Prince of Wales pub. You can go for wonderful walks including Blean Woods and for those who enjoy fishing there is the nearby Marshside Fishery with its two lakes covering seven and a half acres. If you like water sports there is sailing and jet skiing in Herne Bay and golfing aficionados can enjoy the nearby Whitstable and Seasalter or the Chestfield golf clubs.\*

\* 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:	
Sturry railway station	2.9 miles
Herne Bay	4.0 miles
Canterbury	5.2 miles
Dover docks	22.4 miles
Eurotunnel	20.9 miles
Charing Cross	67.8 miles
Gatwick airport	70.5 miles

By train from Sturry	
High-Speed St Pancras	1hr 2mins
Canterbury	4 mins
Dover Priory	1hr 5 mins
Ashford International	22 mins
Charing Cross	1hr 40mins
Victoria	1hr 28mins

### Leisure Clubs & Facilities

Marshside Fishery	07702 651202
Hampton Pier Yacht Club	01227 364749
Herne Bay Sailing Club	01227 375650
Herne Bay Cricket Club	07527 608525
Whitstable and Seasalter Golf Club	01227 272020
Chestfield Golf Club	01227 794411

### Healthcare

The Park Surgery	01227 742662
Coach House Surgery	01227 374040
Herne and Broomfield Surgery	01227 749662
Estuary View	01227 284300
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

### Education

Primary Schools:	
Chislet and Hoath Primary	01227 860295
Reculver C. of E. Primary	01227 375907
Herne Bay Junior	01227 374608
Junior King's Canterbury	01227 714000

Secondary Schools:	
Herne Bay High School	01227 361221
King's School	01227 595501
St. Edmund's	01227 475600
Kent College	01227 813906
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567

### Entertainment

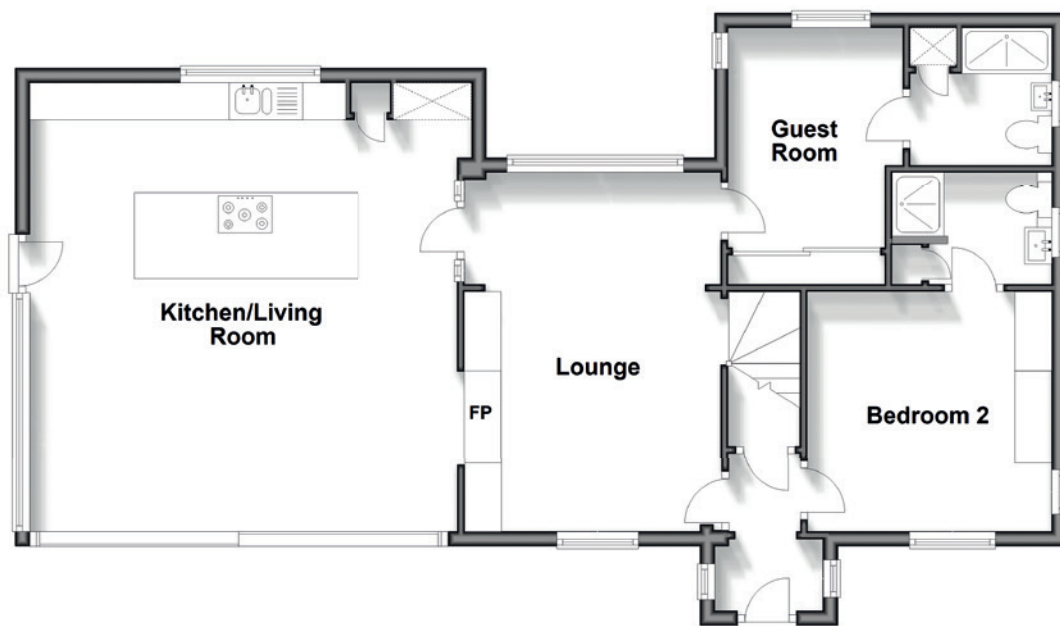
Marlowe Theatre	01227 787787
The Kings Hall	01227 374188
Kavanagh Cinema	01227 360569
The Prince of Wales	01227 860338
The Vintage Empire	01227 360258
A Casa Mia	01227 372947
The Sportsman	01227 273370

### Local Attractions / Landmarks

Blean Woods Nature Reserve	01227 464898
Wildwood Wildlife Park	01227 712111
Whitstable Harbour	01227 262433
Whitstable Castle	01227 281726
Herne Bay pier	
Reculver Country Park and Towers	
Canterbury Cathedral	

## Ground Floor

Approx. 85.8 sq. metres (923.9 sq. feet)



## GROUND FLOOR

Porch	
Hall	
Lounge	15'8 x 11'7 (4.78m x 3.53m)
Kitchen/Living Room	19'1 x 18'10 (5.82m x 5.74m)
Bedroom 2	10'11 x 10'9 (3.33m x 3.28m)
En Suite Shower Room	
Guest Bedroom	11'1 x 7'9 (3.38m x 2.36m)
En Suite Shower Room	

## FIRST FLOOR

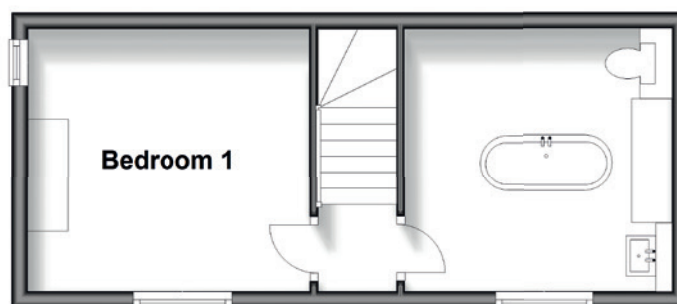
Landing	
Bedroom 1	11'7 x 10'9 (3.53m x 3.28m)
Bathroom	10'11 x 10'9 (3.33m x 3.28m)

## OUTSIDE

Wraparound Garden  
Cabin  
Summerhouse  
Driveway

## First Floor

Approx. 26.1 sq. metres (281.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

Council Tax Band: D  
Tenure: Freehold

Fine & Country  
Tel: 01227 479 317  
[canterbury@fineandcountry.com](mailto:canterbury@fineandcountry.com)  
23 Watling Street, Canterbury, Kent CT1 2UA

