



7 Becketts Wood
Upstreet | Canterbury | CT3 4DQ

FINE & COUNTRY



Step inside

7 Becketts Wood

Location is always the key to any property and this impressive and beautifully maintained detached residence, with a stunning indoor swimming pool complex, has it all when it comes to position. Tucked away on very generous grounds, surrounded by mature trees and with views across to the Stodmarsh National Nature Reserve, it is approached via a long private drive at the end of an exclusive enclave of seven large, detached properties built in 1997 in the Upstreet Conservation Area.

Flanked by trees and shrub borders, the gravel frontage provides off road parking for a number of vehicles and leads to the pitched roof double garage with EV charger. With its interesting roof lines, cream and black design feature, dark wood window frames, covered walkway and steps down to the wood front door, the house has delightful external appeal. This continues as you cross the threshold that includes classical features such as dado rails and coved ceilings.

Walking through the arched entrance to the entrance hall you can begin to appreciate the spaciousness of the reception rooms. There is an elegant, dual aspect lounge with a charming brick chimney breast and fireplace with an open fire to enjoy on those cool winter evenings. It has French doors to the rear terrace and glazed double doors to the good sized dining room where you can entertain at least 10 to 12 family and friends.

The large, recently redecorated, dual aspect drawing room also has French doors to the terrace, while the spacious new kitchen includes an island and a plethora of stylish fitted units housing an induction hob and double ovens as well as a variety of stand-alone appliances and room for a large fridge/freezer. There is an adjacent breakfast area and a renovated utility room with laundry facilities and a door to the front garden. Also on the ground floor is a study, cloakroom and understairs storage cupboard.

Off the galleried landing on the first floor there is access to the fully boarded attic, a family bathroom with a bath and separate shower running from a new, high-pressure system, as well as five double bedrooms. These include a guest room with an en suite shower and the delightful first bedroom with a raft of attractive fitted bedroom furniture and wardrobes as well as a large en suite bathroom with a bath and shower.

Above the double garage and accessed via external wood steps is a delightful studio with a vaulted ceiling that would make an ideal office/games room or could become another bedroom if required.

There is a private patio that leads down to the rear garden and the awe-inspiring heated swimming pool complex, which is absolutely stunning. There is a very high arched pine clad ceiling with a skylight, impressive buttresses and tri-folding doors on two sides that, when open, create the impression of a partially outdoor pool that is wonderful on a warm summer's day. It also includes a cloakroom and shower/changing room, a dehumidifier and separate access to the front terrace.

The creation of the gorgeous rear south facing garden has been a labour of love by the owners. It is surrounded by mature trees and includes a vast terrace that spans the width of the property including in front of the swimming pool. There is a large lawn that is interspersed with well-established flower and shrub beds while the orchard area includes apple, pear, cherry, quince, plum and fig trees. A decked terrace overlooks a wildlife pond and the summerhouse has its own patio so there are a variety of places to sit and enjoy the sunshine at any time of the day. A wall provides a partially hidden area with a weeping willow tree and where you will find a greenhouse and a large garden shed.







Seller Insight

“ We bought this house six years ago as we thought the position was ideal. It is quiet and peaceful with only private land behind us. It is very safe and secure for children and pets and the spacious property, with all the facilities available, is a superb home for entertaining. We can have music and barbecues in the garden and not disturb anyone while the swimming pool is amazing and, having the door open between the drawing room and dining room, makes it an ideal overall space for indoor entertaining. However we feel it is time for us to downsize and pass the baton on to new owners.

During our time here we worked hard to create the charming garden, along with replacing the windows and updating the interior including the brand new fitted kitchen. We also completely replaced and updated the power and heating system with 14 solar panels, a battery system and three high-efficiency heat pumps to power and heat the entire property, plus an EV charger on the drive, with very minimal running costs. Plans have also been passed for the creation of a front porch if a new owner wishes to take things further.

Upstreet includes a village shop, post office and a pub and there are other delightful villages nearby. There are wonderful walks along the river to the Stodmarsh Nature Reserve which is a site of Special Scientific Interest and you can enjoy a meal or a picnic at the Grove Ferry Inn. There is a bus stop at the end of the road that can take you to Canterbury within 10 minutes and Sturry station for the fast train to St Pancras is only a short drive.

For anyone who enjoys outdoor pursuits there are wonderful places to go fishing on the river, while the nearby Westbere Lakes offers sailing opportunities as well as fishing and clay pigeon shooting takes place at the Greenfields Shooting grounds in Sturry. The city of Canterbury with its UNESCO historic buildings, high street stores, individual shops, bars and restaurants is only about six miles.*

* 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	4.0 miles
Canterbury West Station	6.6 miles
Channel Tunnel	23.2 miles
Dover Docks	20.8 miles
Gatwick Airport	84.0 miles
Charing Cross	70.4 miles
By Train from Sturry	
High-Speed St Pancras	1hr 14mins
Charing Cross	1hr 52mins
Victoria	1hr 40mins
Ashford International	34 mins
By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Leisure Clubs & Facilities	
Sturry Cricket Club	01227 713894
Greenfields Shooting	01227 713222
Westbere Frostbite Sailing Assoc	01227 830272
Mid Kent Fisheries (Westbere)	01227 730668
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Kingsmead Leisure Centre	01227 769818

Healthcare

Island Health
Kent and Canterbury Hospital
Chaucer Hospital

Education

Primary Schools:

Chislet Primary
Kings Junior
Kent College Junior
St Edmunds Junior

Secondary Schools:

Simon Langton Girls Grammar
Simon Langton Boys Grammar
Barton Grammar
King's School, Canterbury
Kent College
St Edmunds

01227 860573
01227 766877
01227 825100

01227 860295
01227 714000
01227 762436
01227 475600

01227 463711
01227 463567
01227 464600
01227 595501
01227 475000
01227 763231

Entertainment

Grove Ferry Inn
Marlowe Theatre, Canterbury
Gulbenkian Theatre
Abode Hotel
George and Dragon
Fordwich Arms

01227 860302
01227 787787
01227 769075
01227 766266
01227 710661
01227 710444

Local Attractions/Landmarks

Wildwood Discovery Park
Wingham Wild Life Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum





GROUND FLOOR

Entrance Hall	
Cloakroom	
Lounge	21'9 x 13'8 (6.63m x 4.17m)
Dining Room	11'11 x 11'9 (3.63m x 3.58m)
Study	8'2 x 6'8 (2.49m x 2.03m)
Kitchen Area	19'8 x 10'6 (6.00m x 3.20m)
Breakfast Area	11'9 x 8'2 (3.58m x 2.49m)
Drawing Room	20'2 x 16'2 (6.15m x 4.93m)
Inner Hall/Lobby	
Utility	8'2 x 6'3 (2.49m x 1.91m)
Shower/Changing Room	8'8 maximum x 7'5 maximum (2.64m x 2.26m)
Cloakroom	
Swimming Pool	30'0 x 12'0 (9.15m x 3.66m)
Pump Room	7'4 x 5'1 (2.24m x 1.55m)

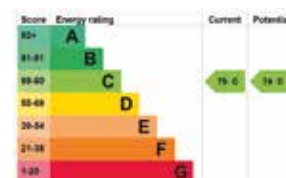
FIRST FLOOR

Landing	
Bedroom 1	17'10 maximum x 15'5 (5.44m x 4.70m)
En Suite Bath/Shower Room	10'8 x 5'11 (3.25m x 1.80m)
Bedroom 3	13'3 x 11'7 (4.04m x 3.53m)
Bedroom 4	13'5 maximum x 11'7 (4.09m x 3.53m)
Bedroom 2	16'2 x 10'7 (4.93m x 3.23m)
En Suite Shower Room	9'7 x 6'1 (2.92m x 1.86m)
Family Bath/Shower Room	9'8 x 9'7 (2.95m x 2.92m)
Bedroom 5	17'9 x 10'0 (5.41m x 3.05m)

OUTSIDE

Rear Garden
Summer House
Front Garden
Gated Driveway

Council Tax Band: G
Tenure: Freehold



OUTBUILDING GROUND FLOOR

Double Garage	18'1 x 17'8 (5.52m x 5.39m)
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OUTBUILDING FIRST FLOOR

Studio	17'4 x 10'6 (5.29m x 3.20m)
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