



5 Farthings Wood Rise  
Sturry | Canterbury | Kent | CT3 4ER

FINE & COUNTRY









# Step inside

## 5 Farthings Wood Rise

In a small enclave of high quality detached properties lies this delightful modern eco-friendly property on an extremely large plot. As it is at the end of a cul-de-sac it is very safe and secure for children and pets and provides all the joys of rural living yet is only a short distance from the historic city of Canterbury. It backs onto fields and provides superb views across the Kent countryside but is just a minute's drive from Sturry station where the high speed train can whisk you to St Pancras in just over an hour.

Built about five and a half years ago this charming light and bright family home provides everything you need for 21st century living including a superb 38ft kitchen/diner with two sets of bi-folding doors to the rear terrace and three bi-folding doors to the lounge. It has great kerb appeal from the moment you first see the attractive exterior with its varied roof lines, vast cathedral style windows, weatherboard and brick walls as well as a wide open porch and a double front door.

Walking into the spacious entrance hall you can begin to appreciate the quality finish including oak doors, a grand central glass and oak staircase and hard wearing wood effect laminate flooring leading through into the kitchen/diner room. This is really the 'hub of the household' and where the family is likely to congregate for much of the time. When the six bi-folding doors are open it is like bringing the outdoors inside and creates a stunning atmosphere for both family life and entertaining.



The delightful kitchen was designed by Umbermaster and includes high quality units housing a Neff double oven, fridge and freezer, dishwasher, double butler sink with a Quooker instant boiling water tap and other appliances as well as a long central island with a Bora induction extractor hob and a wood-topped breakfast bar. There is a slate wall feature and a wood burning stove in the dining end as well as the bi-folding doors to the good sized lounge so, when these are open, it provides a free flowing feel that is ideal if you are having a party. The ground floor also includes a utility room, a cloakroom, an understairs cupboard and a large study. This is ideal if you want to work from home because it looks out over the front of the property so you can see anyone arriving and, if they are business visitors, they don't need to go into the main part of the house.

The vast U shaped galleried landing is large enough for chairs or a computer desk and leads to the trendy family bathroom with its stand-alone oval bath and wet room style shower as well as to the four double bedrooms with wonderful views across the countryside. These include an impressive guest room with a high vaulted ceiling, cathedral style windows, bespoke blinds and an en-suite shower room and the stunning master with french doors to a glass Juliette balcony and rural views as far as the eye can see. This also has an en-suite double shower which has direct access to a large dressing room. However this room is also accessible from the landing so could be used as an additional bedroom or a nursery.

Outside there is a block paved driveway providing plenty of off road parking for at least five cars. It leads to the detached double garage with solar panels providing much of the electricity for the property. The rear garden offers truly stunning views. It is divided into two main areas with steps down to the lower lawn that is large enough to create a football pitch and backs onto the rolling Kent countryside. The upper garden includes a terrace, lawn and shrub border and it also has a splendid pergola covered outdoor kitchen and entertainment space with a built in barbecue, pizza oven, lighting and a sink.



# Seller Insight

“ We bought the house from new and it was really the views and access to good schools that were the deciding factors. We also loved the look of the house and particularly the very large kitchen/diner and also the fact that, although we are out in the country, it is very easy to get to Canterbury with its high street stores, individual shops, restaurants, theatres and universities. However we now need to move for work elsewhere.

We were granted planning permission in 2019 for a side and rear single story extension plus an extension connecting the existing double garage. Whilst we decided not to go ahead with the work at the time, and this planning has since lapsed, it does set a good precedent for any future extension and the large plot offers so much potential. For further information and drawings of the prior planning please contact Fine & Country.

We are not far from the Broad Oak farm shop for local produce and everyday essentials as well as the Golden Lion pub if you want a drink. Sturry is just three minutes away with its station and convenience store. It also includes the renowned Kathton House fine dining restaurant, a pharmacy, post office and hairdresser as well as the famous Kings School Junior school and the Sturry primary school, graded Outstanding by Ofsted. There is a bus service that can take you into Canterbury, Herne Bay or as far as the Thanet towns. Nearby Fordwich is famous for being the smallest town in England with its own town hall. It is full of attractive and historic buildings and has the river Stour running through the centre and also includes two excellent olde worlde pubs – the Fordwich Arms and the George and Dragon.

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”.

\* 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	1.8 miles
Canterbury West Station	3.6 miles
Ashford International	17.0 miles
Dover Docks	19.2 miles
Gatwick Airport	69.1 miles
Charing Cross	63.0 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
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##### 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

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

##### Secondary Schools:

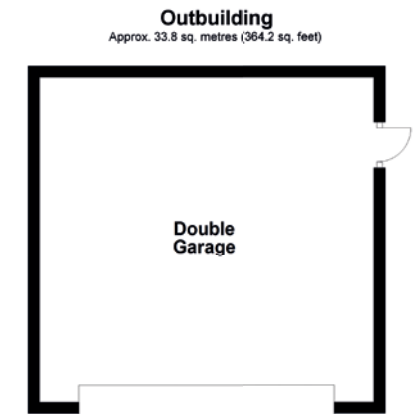
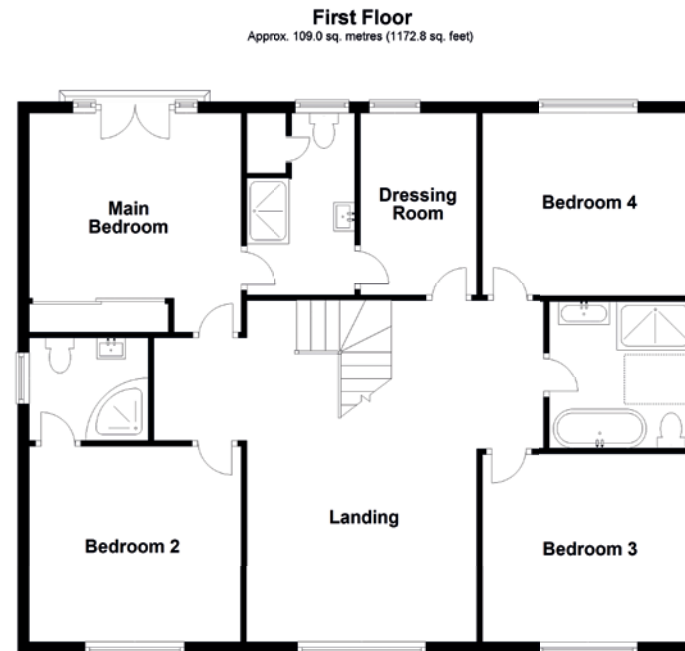
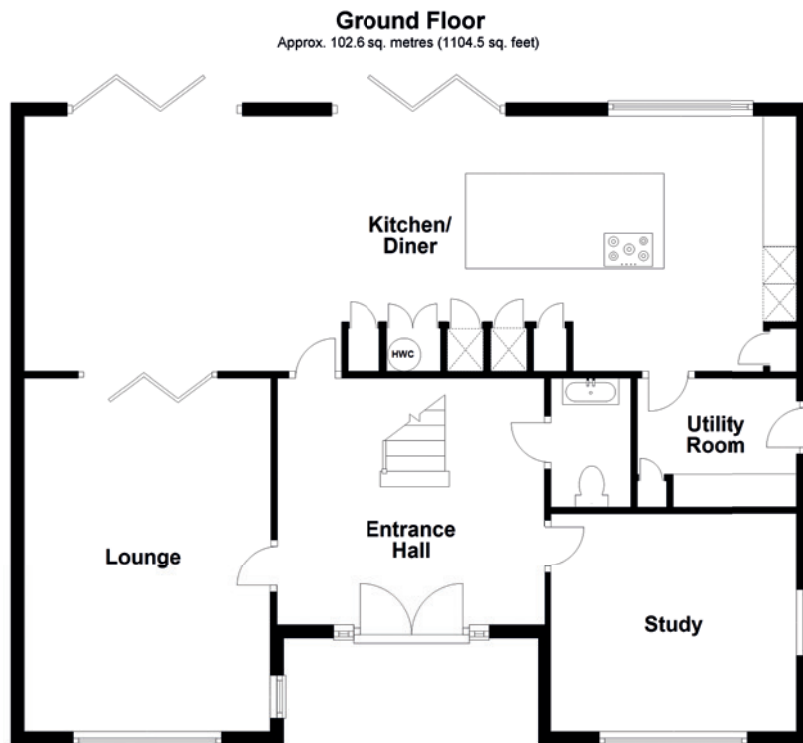
Simon Langton Girls Grammar
Simon Langton Boys Grammar
Barton Grammar
King's School, Canterbury
Kent College
St Edmunds

#### Entertainment

01227 710372	Golden Lion	01227 710454
01227 208556	Marlowe Theatre, Canterbury	01227 787787
01227 463128	Gulbenkian Theatre	01227 769075
01227 766877	Abode Hotel	01227 766266
01227 825100	Kathton House	01227 719999
	George and Dragon	01227 710661
	Fordwich Arms	01227 710444

#### Local Attractions/Landmarks

01227 710477	Wildwood Discovery Park
01227 714000	Wingham Wild Life Park
01227 762436	The Canterbury Tales
01227 475600	The Beaney House
	Canterbury Cathedral
	Canterbury Heritage Museum
01227 463711	
01227 463567	
01227 464600	
01227 595501	
01227 475000	
01227 763231	



#### GROUND FLOOR

Entrance Hall	
Lounge	17'1 x 12'2 (5.21m x 3.71m)
Kitchen/Diner	38'5 x 12'0 (11.72m x 3.66m)
Utility Room	8'0 x 6'10 (2.44m x 2.08m)
Study	12'2 x 11'3 (3.71m x 3.43m)

Rear Porch

#### FIRST FLOOR

Landing	
Main Bedroom	12'1 x 11'6 (3.69m x 3.51m)
En-suite Shower Room	
Dressing Room	

Bedroom 2	12'8 x 12'1 (3.86m x 3.69m)
En-suite Shower Room	
Bedroom 4	12'3 x 10'7 (3.74m x 3.23m)
Bedroom 3	12'3 x 10'10 (3.74m x 3.30m)
Family Bath/Shower Room	

#### OUTSIDE

Rear Garden  
Front Garden  
Driveway

#### OUTBUILDING

Double Garage	19'4 x 18'10 (5.90m x 5.74m)
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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