

Stable Stones Hode Lane | Bridge | Canterbury | Kent | CT4 5DH





Step inside Stable Stones

If a characterful thatched property in a country setting is top of your wish list, then look no further than this superb converted stable block in a charming hamlet on the outskirts of Bridge. It is located within the curtilage of the Hode Farm estate and approached along a lane flanked by farmland.

Entering via a wide period front door with full height windows to each side, you immediately appreciate the quality of the craftmanship and the current owner's attention to detail. The sizeable entrance hall has ceramic, wood effect tiled flooring, oak skirting, oak doors, which feature throughout the property, to both the contemporary cloakroom and coat cupboard.

You are then drawn to the double oak and glass doors which open into the impressive lounge. A central display unit commissioned by the current owners makes an imposing focal point, French doors with full height windows to each side lead to the spacious terrace, touch control electric curtains and a modern log burner all make this room the perfect space in which to unwind and relax.

The entrance hall also provides access to a spacious bedroom with a built in, mirror-fronted double wardrobe and an en suite with a large shower and a stylish sandstone basin.

Also from the entrance hall, you enter the stunning open plan kitchen and dining area with a partially double height ceiling, exposed beams, magnificent central modern chandelier and French doors to the terrace. The contemporary kitchen includes flat fronted units with Silestone quartz worktops, induction hob with discreet extractor above, two built in Siemens ovens, two pull-out larders, two wine fridges, two full height Miele fridges, a Siemens freezer, Siemens dishwasher and Quooker tap. The breakfast bar has matching additional flat fronted units underneath and can comfortably seat six people.

From the dining area, via a secondary hallway with airing cupboard which also houses a water softener system, understairs storage and staircase to the first floor is the delightful main bedroom with two built in double wardrobes, black out blinds, a luxurious en suite with bespoke walk in shower, an oversized oval bath set on a Nero Marinace granite plinth, twin wash hand basin unit set in the same granite top and wood effect ceramic flooring.

The wood and glass staircase with beamed wall leads to a galleried landing and two characterful mezzanine rooms one of which has an original arched crossbeam and is currently utilised as a study, the other has an original vertical beam and is being used as a bedroom. Both rooms have a vaulted ceiling.

Returning to the entrance hall, the oak and glass staircase takes you to the first floor to a large contemporary family bathroom with beamed and vaulted ceiling, spacious shower, square ended stand-alone bath and twin hand basin unit. A laundry room and two further bedrooms are also on this floor, one with vaulted ceiling, exposed beams and built in wardrobe while the other has eaves storage, a built in wardrobe and vaulted ceiling.

The secluded rear garden was re-landscaped eight years ago and is surrounded by high hedging. An extensive Indian sandstone terrace provides the perfect setting for entertaining and al fresco dining. Steps lead up to the lawn and several well established flower beds with a mix of shrubs and perennials.

At the end of the garden there is a circular patio where you can enjoy a glass of wine in the evening sunshine, an established gravel garden and a fantastic Yew tree which is believed to be over 90 years old.

There are external lights to both the front and rear of the property and spotlights situated in the flowerbeds. The large garden shed with traditional weatherboard exterior and reclaimed Kent peg tiled roof provides ample storage for garden equipment and tools and also has a loft for additional storage.

There is parking for numerous vehicles as well as an EV charging point.





Seller Insight

We moved here 12 years ago and love everything about Stable Stones. We have enjoyed putting our own stamp on the property while still retaining its original character. The location is perfect with countryside all around us, yet only two and a half miles from Canterbury city centre. With only eight properties in this quiet hamlet, we've enjoyed the tranquil setting and watching the Spring lambs frolicking around in the nearby field while walking our dog. We're sure the new owners of Stable Stones will enjoy living here as much as we have. Bridge is a lovely little village with two pubs, one having a Michelin Star restaurant and the renowned Pig Hotel. There is also a small supermarket, a chemist as well as a good primary school, a medical centre, dentist and hairdresser. Bridge is also well located for transport links to London via the motorway network or the High Speed train to St Pancras.

"Canterbury is a UNESCO world heritage city and has some beautiful historic buildings plus a variety of high street stores, individual shops and a great selection of pubs and restaurants and is also home to the excellent Marlowe Theatre where we've seen many shows."*





* 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 Ashford International Dover Docks Channel Tunnel Gatwick Airport Charing Cross

By train from Bekesbourne Canterbury Charing Cross Victoria

By Train from Canterbury East Charing Cross Victoria Dover Priory

By Train from Canterbury West High Speed St.Pancras Charing Cross Victoria Ashford International

2.5 miles 18.3 miles

17.4 miles

15.9 miles

68.1 miles

64.9 miles

2hrs 10 mins

1hr 54 mins

1hr.55 mins

1hr 33 mins

20 mins

54 mins

16 mins

1hr 32 mins

1hr 20 mins

5mins

Polo Farm Sports Club Canterbury Golf Club Broome Park Golf Club Kingsmead Leisure Centre Bursted Manor Riding Centre

Leisure Clubs & Facilities

Jelly Legs Running Club

Barham Tennis Club

Healthcare

Bridge Health Centre Canterbury Health Centre Elham and Hawkinge Surgery Canterbury Medical Practice Kent and Canterbury Hospital Chaucer Hospital

Education

Bridge and Patrixbourne Primary St Thomas's Catholic Primary Kent College Junior St Edmunds Junior Kings Junior, Senior, International

01227 831900 03000 426600 01303 840213 01227 463128 01227 766877 01227 825100

01227 830276 01227 462539 01227 762436 01227 475600 01227 714000

Secondary Schools: Simon Langton Girls Grammar Simon Langton Boys Grammar Barton Grammar Kent College St Edmunds

Entertainment

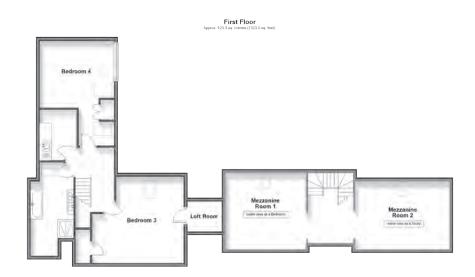
Marlowe Theatre Gulbenkian Theatre The Pig Hotel The Red Lion Public House The Bridge Arms

Local Attractions / Landmarks

Howletts Animal Park Wingham Wildlife Park The Canterbury Tales The Beaney House Canterbury Cathedral Canterbury Heritage Museum 01227 463711 01227 463567 01227 464600 01227 763231 01227 475000

01227 787787 01227 769075 0345 2259494 01227 832213 01227 286534





GROUND FLOOR

Entrance Hall Bedroom 2 En Suite Shower Room Cloakroom Lounge Kitchen Dining Area Secondary Hallway Main Bedroom En Suite Bathroom 20'0 x 11'8 (6.10m x 3.56m) 13'4 x 11'2 (4.07m x 3.41m)

25'1 x 20'1 (7.65m x 6.13m) 20'1 x 15'9 (6.13m x 4.80m) 15'9 x 15'4 (4.80m x 4.68m)

17'4 x 15'7 (5.29m x 4.75m) 16'5 x 9'2 (5.01m x 2.80m)

FIRST FLOOR

Landing Bathroom 17'3 × 8'3 (5.26m x 2.52m) Laundry Room Bedroom 4 19'3 × 13'8 (5.87m x 4.17m) Bedroom 3 16'9 × 16'0 (5.11m x 4.88m) Mezzanine Room 1 (Study) 17'5 × 12'5 (5.31m x 3.79m) Mezzanine Room 2 (Bedroom) 14'8 × 14'0 (4.47m × 4.27m)

OUTBUILDING Room 1 Area 2

OUTSIDE

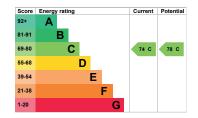
Area 2

Outbuilding Approx 17.1 sq. metres (184.4 sq. feet

Room 1

Front Drive & Parking Rear Garden Shed

> 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 © 2025 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 28.03.2025



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