



The Woodlands
Howfield Lane | Chartham Hatch | Canterbury | Kent | CT4 7LZ

FINE & COUNTRY

Property at a glance

Detached family home on 1.04 acres
6 double bedrooms
3 bathrooms + cloakroom
Kitchen / dining area
Large, triple aspect lounge
Study / playroom
Conservatory
Utility room with access to kitchen garden
Separate two bedroom annexe
Double garage
4 bay stable block / outbuilding
Large mature garden with variety of fruit trees, berries and vegetable plot
Wildlife friendly property with ponds and wildflower meadow

Setting

Chartham Hatch is a charming village located on the outskirts of Canterbury with its wide variety of historic UNESCO heritage sites and buildings, high street stores and independent shops, numerous restaurants, bars, clubs, cinemas and theatres. It is well served by two rail stations, Canterbury East and West. The high speed train to St Pancras will get you to London in less than an hour. There are excellent local grammar and private schools, including Blean Primary - rated Outstanding by Ofsted, three universities and a variety of sports on the doorstep including golf, swimming, sailing, tennis and cricket as well as numerous hiking and cycling paths. The coastal towns of Whistable, Margate and Dover are all a short drive away.





Step inside

The Woodlands

Family life, country life and 'the good life' are all on offer at the aptly named 'The Woodlands' on the edge of Chartham Hatch village, set in an Area of Outstanding Natural Beauty along the North Down's Way yet only a 10 minute drive to Canterbury city centre. Surrounded by woods, this delightful 6 bedroom detached family home, with separate 2 bedroom annexe, nestles in 1.04 acres of carefully managed gardens. There are numerous mature trees, shrubs and wildlife ponds, as well as vegetable and kitchen gardens, all interspersed with winding pathways and nooks and crannies to delight even the most adventurous of children and act as a haven for local flora and fauna.

A new sweeping gravel driveway leads to the detached double garage and annexe as well as to the steps up to the front door with its attractive covered porch. The spacious entrance hall includes leaded light style windows, generous closet space and oak flooring that flows throughout most of the ground floor and leads to a cloak room, a study and the triple aspect lounge as well as the fabulous kitchen and dining area.

The kitchen has a large central island and Stoves range cooker, an American style fridge freezer, walk in larder as well as storage units housing a dishwasher and built in microwave. The adjacent utility room leads out to the enclosed kitchen garden overflowing with edible delights. From the dining area there is access to the conservatory with lovely views over the inner garden with its terrace, lawn and circular dwarf hedge. Tall hedging and mature trees provide privacy and beauty, which is added to by shrub borders and a clematis covered archway to the driveway. To the right of the dining area is the vast, bright and airy, triple aspect lounge which has French doors out to the terrace as well as a brick surround fireplace with log burning stove you can cosy up to on a cold winter's evening.

On the first floor you will find a very large landing with a double airing cupboard and a family bathroom, with bath and separate shower, as well as four double bedrooms. All of the bedrooms have fitted wardrobes with the main bedroom having a wall of built in wardrobes as well as a separate dressing area and en suite shower. On the second floor there are two further double bedrooms, one with en suite shower and the other is a large triple aspect room with views across the surrounding countryside that currently makes an excellent office but would also make a wonderful sitting room for teenagers and their friends.

Outside the double garage includes automatic doors and a cloakroom, and around the side is access to the self-contained annexe with its own private garden and patio. The downstairs includes a fitted kitchen, cloakroom, under stairs cupboard and a large, triple aspect lounge / diner with French doors to the patio. Upstairs there is a bathroom and two double bedrooms, one with sweeping views over the back garden and surrounding woodlands. This would be ideal for relatives, guests, as a holiday let or separate home office.

Behind the house there is a block of four stables with a hard standing forecourt. The stables are currently used as outbuildings but would be ideal for any horsey enthusiasts and, although there is no paddock on site, field livery is available less than a mile away at Badgers Oak in Chartham Hatch. As well as the trees, shrubs, wildlife ponds and kitchen garden, out back there is a beautiful wildflower meadow and vast organic vegetable garden which provides sufficient vegetables to keep you going all year long and is surrounded by a high hedge providing privacy.







Seller Insight

“We fell in love with the peace and quiet of the property and although we had no experience gardening, we were keen to start growing our own. We discovered a love of ‘grocery shopping’ in the back garden and have tried to make the property as wildlife friendly as we can by adding wildlife ponds, a wildflower meadow and leaving some areas to re-wild. Watching all the different wildlife over the seasons has been a real treat and sitting outside with a cup of coffee listening to the dawn chorus as garden wakes has felt like a special privilege.”

Chartham Hatch is a lovely welcoming village with great community spirit and an active village hall. There are quite a few different clubs, regular quiz nights, breakfast mornings, as well as an annual fete and other events. No Man’s Orchard is just a short walk away and is especially beautiful in the autumn morning mist. Likewise the beautiful city of Canterbury, with its great food and shops, as well as the Marlowe and Gulbenkian theatres and many hidden treasures, is only 3 miles away. The Canterbury Festival is a particular yearly favourite. We’ve been very happy here and will miss a great many things.”

* 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

Canterbury East Station	3.1 miles
Canterbury West Station	3.4 miles
Ashford International	14.5 miles
Dover Docks	20.2 miles
Channel Tunnel	18.4 miles
Gatwick Airport	64.2 miles
Charing Cross	59.6 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

Leisure Clubs & Facilities

Kent County cricket club	01227 473612
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Kingsmead Leisure Centre	01227 769818

Healthcare

Canterbury Health Centre	03000 426600
Northgate Medical Practice	01227 208556
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary Schools:

Blean Primary	01227 471254
Chartham Primary	01227 738225
Pilgrim's Way Primary	01227 760084
St Thomas's Catholic Primary	01227 462539
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
Kings Junior	01227 714000

Secondary Schools:

Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Odeon Cinema	0333 014 4501
Curzon Cinema	0333 321 0104
Abode Hotel	01227 766266
The Corner House	01227 780793
Pinocchios	01227 457538

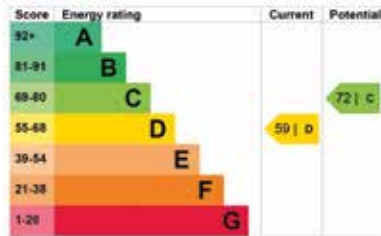
Local Attractions/Landmarks

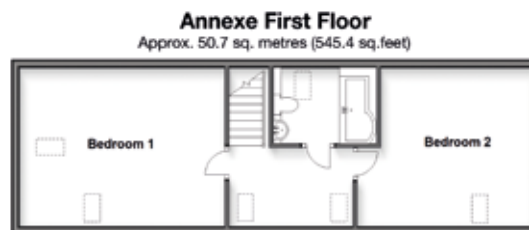
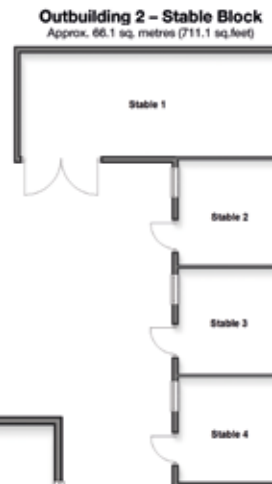
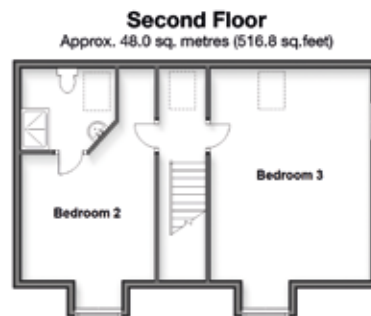
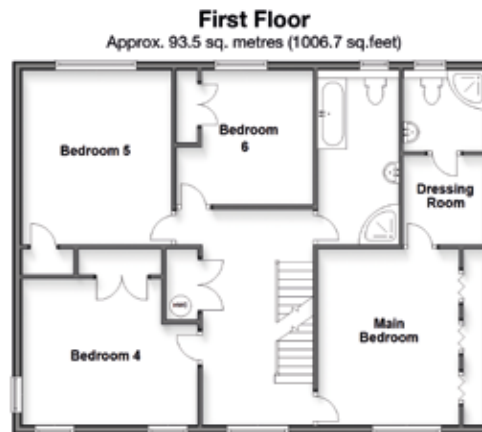
Howletts Animal Park
Wingham Wildlife Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum

EPC - House



EPC - Annexe





GROUND FLOOR

Entrance Hall
Cloakroom
Study 14'7 x 7'8 (4.45m x 2.34m)
Lounge 28'0 x 13'2 (8.54m x 4.02m)
Kitchen 17'1 x 11'3 (5.21m x 3.43m)
Dining Area 13'6 x 11'0 (4.12m x 3.36m)
Utility Room 10'9 x 6'2 (3.28m x 1.88m)
Conservatory 16'0 x 10'6 (4.88m x 3.20m)

FIRST FLOOR

Landing
Bath/Shower Room 12'5 x 6'4 (3.79m x 1.93m)
Bedroom 6 9'8 x 8'3 up to fitted wardrobes (2.95m x 2.52m)
Bedroom 5 13'6 x 11'4 (4.12m x 3.46m)
Bedroom 4 13'2 (4.02m) narrowing to 10'3 (3.13m) x 11'5 up to fitted wardrobes (3.48m)
Main Bedroom 13'9 x 11'2 up to fitted wardrobes (4.19m x 3.41m)
Dressing Room
En-suite Shower Room

SECOND FLOOR

Landing
Bedroom 3 17'5 x 13'2 (5.31m x 4.02m)
Bedroom 2 16'3 (4.96m) narrowing to 10'3 (3.13m) x 10'9 (3.28m)
En-suite Shower Room

OUTSIDE

Driveway
Gardens

OUTBUILDING 1 (Annexe) - Ground Floor

Double Garage 18'8 (5.69m) narrowing to 14'3 (4.35m) x 16'9 (5.11m)
Kitchen 10'2 x 8'0 (3.10m x 2.44m)
Lounge/Diner 18'8 x 14'4 (5.69m x 4.37m)
Cloakroom

OUTBUILDING 1 (Annexe) - First Floor

Landing
Bedroom 2 13'7 x 13'0 (4.14m x 3.97m)
Bathroom
Bedroom 1 14'6 (4.42m) narrowing to 12'6 (3.81m) x 13'0 (3.97m)

OUTBUILDING 2 -Stable Block

Stable 1 11'4 x 11'2 (3.46m x 3.41m)
Stable 2 11'5 x 11'2 (3.48m x 3.41m)
Stable 3 11'5 x 11'2 (3.48m x 3.41m)
Stable 4 28'3 x 11'3 (8.62m x 3.43m)

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