



The Old Orchard
Bekesbourne Lane | Bekesbourne | Canterbury | Kent | CT4 5DY

FINE & COUNTRY

THE OLD ORCHARD



Step inside

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Whether you have a large or extended family or have inter-generational requirements, this unique and very spacious country residence with plenty of flexible accommodation could be the answer. With its origins believed to be in the 1600s, it has been considerably extended since that time and nestles in 1.47 acres of delightful grounds surrounded by orchards and rolling countryside in the Kent Downs Area of Outstanding Natural Beauty.

It is currently configured to include five reception rooms, two studies, an office, five double bedrooms, a kitchen and breakfast area, a conservatory, a gym and a snooker room as well as a two bedroomed integral annexe that features a lounge, sunroom and kitchen and dining area but this can also be incorporated into the main living accommodation.

The property is accessed via two sets of gates to the extensive gravel driveways, flanked by large lawns interspersed with shrubs and trees, providing plenty of off-road parking. The oak front door opens into a spacious porch with tiled flooring that continues into the characterful entrance hall. This forms part of the original building and includes an impressive inglenook fireplace with a Bressummer beam and a Vermont log burner as well as exposed brickwork and some original ceiling, wall and vertical beams. Wood features strongly in this updated property with the bespoke main staircase, the flooring in the dining/sitting room, hall and study being 200-year-old French oak lifted from an historic army barracks, while the upstairs corridor flooring is European oak and the modern exposed ceiling beams in many of the rooms are made of Oregon pine.

The L-shaped lounge includes charming, beamed features and two sets of French doors, one leading to an impressive conservatory with granite flooring, half height wall panelling and the other to a fascinating walled garden. While at least a dozen guests can sit down to enjoy a meal in the spacious dual aspect dining/sitting room with its brick pillar, central beam and brick fireplace.

A large dual aspect country style kitchen and breakfast area provides a warm and friendly family atmosphere. It includes a four-oven oil-fired AGA with an electric hob, an electric oven and attractive German oak units with granite worktops housing a built in American style fridge freezer and microwave as well as stand-alone appliances, while the spacious and light breakfast area includes Velux roof windows and a cross beam and plenty of room for a large table and chairs.

The kitchen gives access to a rear boot room with a separate sink and from there to a snug with bi-fold doors overlooking the side patio area. Stairs lead up to a snooker room with a full-size oak table and from there one can access the gym from the other side. Also leading off the kitchen is an inner hall with a cloakroom, access to the utility and machine room and to the annexe.

The ground floor annexe consists of a double bedroom, access to a shower room and a contemporary kitchen/diner with an Everhot electric stove and fitted units as well as a spacious lounge and delightful garden room with five bi-fold doors to walled patio. This facility would make an excellent home for an elderly relative. However, there is also a private staircase that leads up to a double bedroom with a seating area and delightful views as well as an ensuite bathroom, airing and storage cupboards that could also be incorporated making it a substantial independent space for adult family members.

On the first floor, as well as the snooker room, there is a large gym with a cloakroom, a family bathroom, a separate shower room and another cloakroom as well as five double bedrooms with wonderful countryside views. These include two large doubles with dressing areas and fitted cupboards as well as the stunning main bedroom with a dual aspect seating area, a delightful ensuite bathroom with a corner Jacuzzi bath and stairs up to a galleried mezzanine level which offers a shower room and a large double bedroom with vertical beams and superb views to wake up to in the morning.

While on the second floor there are two partially vaulted double rooms divided by an open archway that are currently in use as a study and an office. However, because they have easy access to the first-floor bathroom, these rooms could become a bedroom and sitting room for an au pair or nanny or a 'hideaway' for teenagers looking for a bit of privacy and independence.

So you have the opportunity to follow the sun all day; and there are a number of outdoor seating areas including, on one side of the house, a vast rose granite terrace with a slate table and benches. This is backed by high hedging providing privacy and security and has access to the integral garage with an inspection pit and leads either to the front driveway or to the double carport and the discreetly hidden oil tank and bin area to the rear. There is a large pitched roof dog kennel in fenced run, and a small greenhouse.

The main garden area includes crazy paved pathways and a large attractive terrace with a mixture of gravel, brick and paved areas enclosed by a brick wall that leads to vast areas of level lawn that could always include a tennis or badminton court and/or a swimming pool. Currently the lawns are interspersed with a variety of fruit trees, high hedges with flower and shrub borders, and a rose corral with a charming otter-inspired water feature. There are spacious buildings housing a garden store, a fully equipped workshop and a separate study/hobby room that have lighting, electrics and water so could always be used as an office, studio or even a beauty salon. There is also a summerhouse with wooden flooring and a patio with a stone table and seating, a polytunnel and vegetable beds plus a charming brick built octagonal shaped building that also has wooden flooring and lighting, electrics and heating so would make a delightful office for anyone working from home who needs peace and quiet.















Seller Insight

“ It took us over a year to find this very special place and its location was the key factor when it came to us choosing to move here some 30 years ago. Although it is both quiet and peaceful and completely surrounded by orchards and the countryside, we are only a couple of miles from Canterbury and Bridge while Bekesbourne train station is less than a mile away. There is also easy access to the A2 for London and Dover, and we are not far from the Channel Tunnel. It has been a wonderful family home, and we shall always cherish the memories but it is time for us to downsize. During our time here we have considerably extended the property and enjoyed upgrading it and creating the gardens to become the delightful and extensive property it is today.

As well as a mainline station Bekesbourne has a veterinary surgery, deli, cafe and gift shop as well as a village hall with many regular activities, including a weekly Bridge club, and the renowned Howletts Animal Park. The recreation ground is home to the village football club and playing fields. The church, St Peter's has a very active community with many social events as well as the usual church activities. There is a bellringers club.

Bridge is a charming village with the Red Lion pub, which also houses the Post Office, and the Michelin starred Bridge Arms, as well as the renowned Pig at Bridge hotel and restaurant. There are also a variety of useful shops such as a small supermarket, chemist and a handmade scarf shop as well as a health centre, dentist and hairdressers.

The village also includes a highly sought after primary school, while excellent secondary private and state education is available in Canterbury, including three grammar schools and the famous King's School plus three universities and a further education college. This city is also a UNESCO world heritage site and has a plethora of historic buildings, high street stores, individual shops and a great selection of pubs, restaurants and sports clubs and is also home to the excellent Marlowe and Malthouse theatres. There are two train stations with the fast train from Canterbury West taking less than an hour to St. Pancras.*”

* 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.









Annexe



Annexe



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Travel Information

By Road:

Canterbury	2.3 miles
Dover Docks	17.0 miles
Channel Tunnel	15.8 miles
Gatwick Airport	68.9 miles
Charing Cross	66.7 miles

By train from Bokesbourne

Canterbury	5mins
Charing Cross	2hrs 10 mins
Victoria	1hr 54 mins
Dover Priory	15 minutes

By Train from Canterbury East:

Charing Cross	1hr 55 mins
Victoria	1hr 33 mins
Dover Priory	20 mins

By Train from Canterbury West:

High Speed St. Pancras	54 mins
Charing Cross	1hr 32 mins
Victoria	1hr 20 mins
Ashford International	16 mins

Leisure Clubs & Facilities

Bridge Tennis Club	01227 831367
Jelly Legs Running Club	01227 830984
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Broome Park Golf Club	0800 358 6991
Kingsmead Leisure Centre	01227 769818
Burstled Manor Riding Centre	01227 830568
Barham Bowls Club	
Highland Court Cricket Club	

Healthcare

Bridge Health Centre	01227 831900
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Entertainment

Marlowe Theatre	01227 787787
Malthouse Theatre	
Gulbenkian Theatre	01227 769075
The Pig Hotel	0345 2259494
The Red Lion Public House	01227 832213
The Bridge Arms	01227 286534

Education

Primary Schools:

Bridge and Patricxbourne Primary	01227 830276
St Thomas's Catholic Primary	01227 462539
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
The Kings Junior School	01227 714000

Secondary Schools:

Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
The Kings School	01227 585578
Kent College	01227 763231
St Edmunds	01227 475000

Local Attractions/Landmarks

Howletts Animal Park
Wingham Wildlife Park
The Beaney House
Canterbury Cathedral

Sports Clubs playing at national level

Kent County Cricket Club
Canterbury Hockey Club at Polo Farm
Canterbury Rugby Club





GROUND FLOOR

Porch	8'0 x 7'11 (2.44m x 2.41m)
Entrance Hall	19'7 x 13'0 (5.97m x 3.97m)
Dining/Sitting Room	25'0 x 14'5 (7.63m x 4.40m)
Study	14'1 x 12'2 (4.30m x 3.71m)
Conservatory	20'10 (6.35m) x 11'8 (3.56m) narrowing to 9'3 (2.82m)
Lounge	(L-shaped) 21'4 x 12'9 (6.51m x 3.89m) plus 15'1 x 13'9 (4.60m x 4.19m)
Kitchen	22'0 x 8'1 (6.71m x 2.47m)
Breakfast Area	17'5 x 10'8 (5.31m x 3.25m)
Inner Hall	9'6 x 8'1 (2.90m x 2.47m)
Cloakroom	
Boot Room	
Utility	13'9 (4.19m) x 10'8 (3.25m) narrowing to 6'1 (1.86m)
Snug	12'5 x 10'3 (3.79m x 3.13m)
Snug	19'6 x 9'10 (5.95m x 3.00m)



SPLIT LEVEL FIRST FLOOR

Snooker Room	20'4 x 19'11 (6.20m x 6.07m)
Gym	33'3 x 10'11 (10.14m x 3.33m)
Separate Toilet	
Bedroom 3	16'8 x 9'5 (5.08m x 2.87m)
Dressing Area	13'7 x 8'5 (4.14m x 2.57m)
Bedroom 5	11'11 x 10'9 (3.63m x 3.28m)
Shower Room	10'1 x 6'1 (3.08m x 1.86m)
Main Bedroom Dressing Room	14'8 x 12'11 (4.47m x 3.94m)
En Suite Bathroom	10'1 x 5'9 (3.08m x 1.75m)
Hallway -Main Stairs	
Bedroom 4	14'6 x 12'7 (4.42m x 3.84m)
Bedroom 2	16'0 x 9'6 (4.88m x 2.90m)
Dressing Area	13'0 x 10'1 (3.97m x 3.08m)
Separate Toilet	
Bathroom	6'9 x 5'11 (2.06m x 1.80m)

Registered in England and Wales.

Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ

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Mezzanine & Second Floor

Approx. 69.2 sq. metres (744.4 sq. feet)



MEZZANINE & SECOND FLOOR

Office	12'6 x 12'2 (3.81m x 3.71m)
Study	15'0 x 12'8 (4.58m x 3.86m)
Main Bedroom	15'9 x 15'3 (4.80m x 4.65m)
En Suite Shower Room	6'5 x 6'1 (1.96m x 1.86m)

ANNEXE GROUND FLOOR

Annexe Kitchen Area	7'3 x 7'0 (2.21m x 2.14m)
Annexe Dining Area	13'0 x 9'7 (3.97m x 2.92m)
Annexe Sun Room	16'7 x 9'8 (5.06m x 2.95m)
Annexe Lounge	17'11 x 12'6 (5.46m x 3.81m)
Annexe Bedroom 2	17'0 x 8'5 (5.19m x 2.57m)
Annexe Shower Room	6'10 x 5'8 (2.08m x 1.73m)

Outbuilding 1

Approx. 41.9 sq. metres (450.6 sq. feet)



ANNEXE FIRST FLOOR

Annexe Bedroom 1	20'3 x 14'8 (6.18m x 4.47m)
Annexe En Suite Bathroom	
Wardrobe Eaves	

OUTBUILDING 1

Study/Hobby Room	19'4 x 7'10 (5.90m x 2.39m)
Workshop	14'2 x 13'11 (4.32m x 4.24m)
Garden Store	12'9 x 10'7 (3.89m x 3.23m)

OUTBUILDING 2

Summer House

OUTBUILDING 3

Octagonal Summer House	11'10 x 11'10 (3.61m x 3.61m)
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OUTSIDE

In & Out Drive	
Front Garden	
Kennels	
Car Port	21'10 x 15'2 (6.66m x 4.63m)
Rear Garden	
Integral Garage	

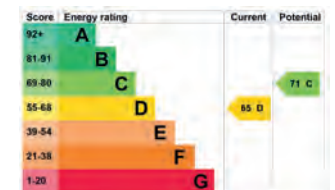
Outbuilding 2

Approx. 8.0 sq. metres (86.5 sq. feet)



Outbuilding 3

Approx. 10.2 sq. metres (109.5 sq. feet)



Council Tax Band: H
Tenure: Freehold



FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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