



85 The Street
Adisham | Canterbury | Kent | CT3 3JN

FINE & COUNTRY



Step inside

85 The Street

Located in a quiet enclave of just five properties just off The Street in Adisham is this delightful and energy efficient detached family home. Built in 2000 it has some charming features such as ceiling roses and coved ceilings, while hard wearing LVT wood effect flooring flows throughout much of the property. There is a large garden that backs onto farmland, and the property is approached up a driveway that leads to the garage and a spacious parking area in front of the house.

The front door opens into a hallway with a pine staircase to the first floor, understairs storage and a useful cloakroom. There is a charming family room that is great for the kids to have their own space and a study overlooking the parking area that is ideally positioned with easy access for business visitors. The large lounge features a brick fireplace with a wooden mantle and a log burner as well as fitted shelving and sliding doors to the impressive L-shaped dining area and kitchen.

The kitchen has French doors to the rear terrace and wall and base units with quartz worktops housing a built in oven and microwave, a full height fridge and separate matching freezer as well as dishwasher. There is also a useful pantry and a large central island/breakfast bar with an induction hob. While the adjacent fitted utility room includes space and plumbing for laundry appliances and access to the driveway.

On the galleried landing there is a large storage cupboard and doors to the family bathroom with a bath and separate shower as well as to five double bedrooms. One is currently set up as an office, another has fitted mirrored wardrobes and a guest room includes an ensuite shower while the main bedroom has a large ensuite shower, fitted cupboards and lovely views over the garden.

A great addition to the property is the detached building in the rear garden. This includes a large room that could be used as a games room, kids 'sleep over' space, a beauty/therapy salon or an office for someone working from home who doesn't want to be disturbed by activities in the house. It also incorporates a cloakroom, a boiler room and storage space as well as a decked terrace that would be an ideal spot for a hot tub, while the large rear terrace is just the place for al fresco dining. There is a log store and steps leading up to the large lawn interspersed with attractive trees and surrounded by shrub borders and close board fencing.





Seller Insight

“We work in Canterbury so wanted a lovely family home within easy reach of the city but equally important was primary education for our children. So Adisham having a village primary school rated Outstanding by Ofsted and being only a short stroll from this house was a deciding factor in our choice of where to live. We love our home as it has such a practical layout for family life and since being here we have extended it, upgraded the kitchen and bathrooms and had the roof cleaned as we thought it would be our ‘forever’ home. We also have very fast broadband and 16 solar panels that generate about half our annual electricity requirements and provide around £2,000 a year income. While we are sorry to leave we are relocating for family reasons and hope new owners will enjoy this home as much as we have.

Adisham includes a railway station with trains to Canterbury, Dover and Victoria and we are only a couple of miles from Gibsons excellent food hall, farm shop and café and not much further to Wingham where you will find two pubs including the Dog Inn, winner of the 2019 Great British Pub award. There is also the Wingham Central Stores, the Wingham Country Market as well as a primary school, surgery and dentist, a multitude of societies and sports clubs including a tennis club. For a day out with the family the Wingham Wildlife Park is only half a mile outside the village.

It is only a short drive along a country lane to the village of Bridge, which has a variety of useful shops including a small supermarket, post office and chemist. There is also an excellent medical centre, a dentist and hairdresser as well as a good primary school. The village also has pubs and first class restaurants including The Pig at Bridge Place hotel and the Michelin star Bridge Arms. The adjacent village of Patixbourne has a football club and playing fields and nearby Bekesbourne includes a station together with a veterinary surgery, deli, café and gift shop.

Golfers can enjoy a game at Broome Park or Canterbury golf clubs while sailing clubs are available in Whitstable and Herne Bay. The city of Canterbury includes historic buildings, high street stores, independent shops, restaurants and bars as well as theatres, a cinema, three universities and excellent grammar and private schools. There are also two mainline stations with fast trains from Canterbury West whisking you to St Pancras in under an hour.”*

* 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	
Adisham	0.6 miles
Bridge	2.7 miles
Wingham	3.0 miles
Canterbury	5.9 miles
Euro Tunnel	14.8 miles
Dover Docks	15.6 miles
Gatwick Airport	71.0 miles
By Train from Adisham	
Canterbury West	30 mins
Dover Priory	19 mins
St Pancras	1hr 44mins
Charing Cross	2hrs10 hours
Victoria	1h 38mins
By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins

Leisure Clubs & Facilities

Bridge Tennis Club
Jelly Legs Running Club
Polo Farm Sports Club
Canterbury Golf Club
Broome Park Golf Club
Kingsmead Leisure Centre

Healthcare

Bridge Health Centre
Kent and Canterbury Hospital
Chaucer Hospital

Education

Primary Schools:
Adisham Primary
Kent College Junior
St Edmunds Junior
Northbourne Park Prep School

01227 808624
01227 830984
01227 769159
01227 453532
0800 358 6991
01227 769818

01227 831900
01227 766877
01227 825100

01304 849172
01227 762436
01227 475600
01304 611215

Secondary Schools:

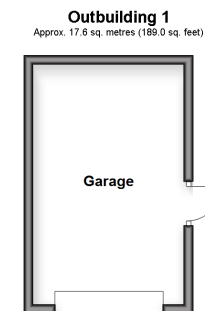
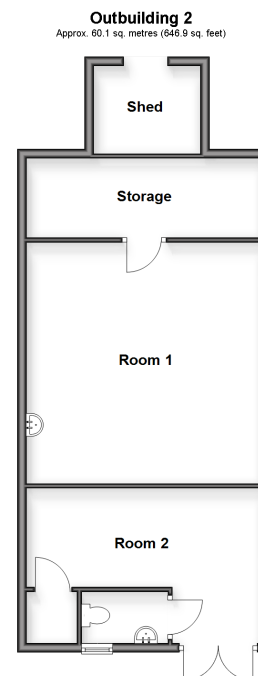
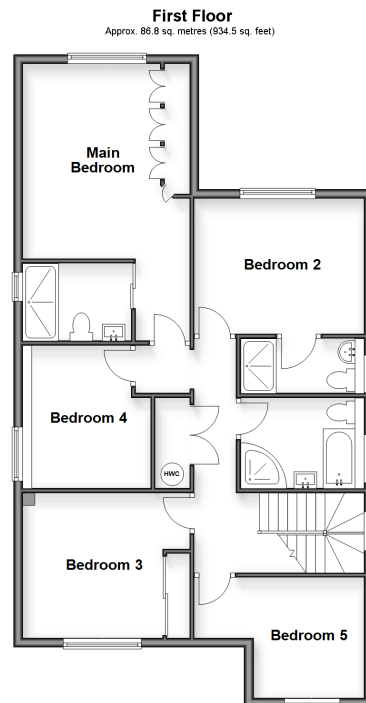
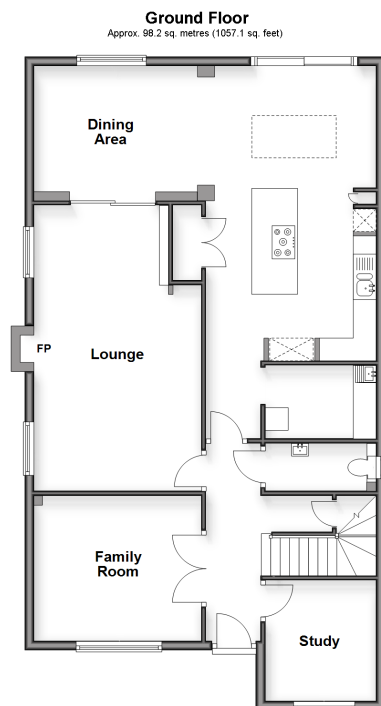
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Abode Hotel	01227 766266
Bridge Arms	01227 286534
Red Lion	01227 832213
The Pig at Bridge	03452259494
The Dog Wingham	01227 720339
The Duke William Ickham	01227 721308
The Anchor Wingham	01227 720392

Local Attractions / Landmarks

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



Council Tax Band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

Hallway	
Study	8'8 x 7'9 (2.64m x 2.36m)
Family Room	12'0 x 10'5 (3.66m x 3.18m)
Cloakroom	7'9 x 3'3 (2.36m x 0.99m)
Lounge	20'6 x 12'0 (6.25m x 3.66m)
Utility Room	7'9 x 5'3 (2.36m x 1.60m)
Kitchen	26'10 maximum x 12'3 maximum (8.18m x 3.74m)
Dining Area	11'9 x 8'8 (3.58m x 2.64m)

FIRST FLOOR

Landing	
Main Bedroom	13'6 x 12'0 (4.12m x 3.66m)
En Suite Shower Room	8'0 x 5'7 (2.44m x 1.70m)
Bedroom 2	12'3 x 9'8 (3.74m x 2.95m)
Bedroom 3	12'1 x 10'6 (3.69m x 3.20m)
Bathroom	8'10 x 6'5 (2.69m x 1.96m)
Bedroom 4	10'4 x 9'2 (3.15m x 2.80m)
Bedroom 5/Study	12'3 maximum x 8'9 (3.74m x 2.67m)

OUTBUILDING

Cloakroom	6'2 x 3'8 (1.88m x 1.12m)
Room 2	16'11 x 7'1 (5.16m x 2.16m)
Room 1	17'5 x 17'0 (5.31m x 5.19m)
Storage	17'1 x 5'1 (5.21m x 1.55m)

OUTSIDE

Driveway	
Front Garden	
Garage	17'4 x 10'10 (5.29m x 3.30m)
Rear Garden	



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 11.09.2025



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