



Yew Tree House
High Street | Fordwich | Canterbury | Kent | CT2 0DH



Step inside

Yew Tree House

This Grade II Listed 'hidden gem' can be found close to the end of the charming high street in Fordwich and has not been on the market since 1979. With its Kent peg tiled roof, chimneys and multi-pane casement windows it oozes historical character even before you cross the threshold. It includes a potential annexe, a swimming pool and spacious gardens of 0.2734 of an acre discreetly hidden behind a high brick wall.

There is a parking area outside the characterful garage with a pathway bordered by a front lawn, trees and shrub beds that leads to the period front door. This opens into a porch with a cloakroom and a multi-pane door to the reception hall with an open archway to the living room that has exposed beams, built in shelving and a log burner as well as a lift and an open tread staircase to the first floor. Here you will find a landing with pleasant views and storage facilities, a double bedroom with an angle vaulted ceiling, a family bathroom with a corner bath and shower as well as a separate cloakroom and the delightful first bedroom with exposed wall and ceiling beams, a vanity basin and access to the attic.

French doors lead from the living room to the conservatory where you can sit and admire the view over the gardens. It provides access to the utility room, the front garden and the gorgeous rear garden. While on the other side of the reception hall there is a charming dining room with solid wood flooring, a brick fireplace, built in shelving, dado rails and a door to the kitchen that has shaker style units with Corian worktops and stand-alone appliances. A wrought iron balustraded staircase leads from the dining room to the other end of the first floor where there are two double bedrooms with vanity basins and cast iron fireplaces.

The 'coach house' consists of a kitchenette with a stand-alone microwave, a utility area, coat/boot room as well as a shower room and a door to the garage/workshop. There is also an understairs fireplace and stairs leading to two spacious loft rooms with vaulted and beamed ceilings that could be upgraded to become another double bedroom and a lounge for the annexe.

Originally nurseries, the impressive gardens display some wonderful plants and mature trees and shrubs. There is also a large greenhouse, a summerhouse and a garden shed while swathes of lawn are bordered on one side by trellised compartments with seating and space for a plethora of garden pots. There is a charming vine covered outdoor dining area and a stunning cantilevered covered heated swimming pool surrounded by a paved terrace and a seating area. A covered walkway with solar panels to heat the swimming pool lead to the lower garden with its wisteria covered wall providing privacy and security and beautiful flower and shrub borders.









Seller Insight

“ This fascinating period home has been in our family since the 1970s so I have spent many happy years here but I now feel it is time to move nearer to my children. While the property could do with some updating it has all the basics to create a unique and characterful family home with the added advantage of having the annex that could be extended further by incorporating the garage, subject to the necessary permissions.

Fordwich is famous for being the smallest town in England with its own town hall and attractive historic buildings as well as having the river Stour running through the centre. The house is just opposite the Michelin Star Fordwich Arms so you don't have to go very far for that special celebratory meal, while the olde worlde George and Dragon pub is just the place for a family Sunday lunch. It is not far to the adjacent village of Sturry where you will find a pharmacy, post office, hairdresser and a convenience store as well as the famous Kings School Junior school and the Sturry primary school, graded Outstanding by Ofsted. There is also the mainline station where the high speed train can whisk you to London in just over an hour.

There is an extensive retail park not far away and it is only a short drive or bus ride to the centre of Canterbury with its wide variety of historic UNESCO heritage site buildings, high street stores and individual shops, numerous restaurants, bars and the cinema as well as the Marlowe and Gulbenkian theatres and two stations. There are also excellent grammar and private schools, three universities, a further education college and the Kent cricket ground.

For anyone who enjoys outdoor pursuits there are the Chislet or Canterbury golf clubs and plenty of places to go for walks with the dog. There is the Sturry cricket club and fishing available on the river Stour while the nearby Westbere Lakes offers sailing opportunities as well as fishing and air rifle shooting takes place at the Greenfields Shooting grounds in Sturry. Other sporting activities are available at the Polo Farm Club and the Kingsmead Leisure Centre.*

* 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	
Sturry Station	0.6 miles
Canterbury West Station	3.2 miles
Dover Docks	20.4 miles
Gatwick Airport	70.1 miles
Charing Cross	64.7 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

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

01227 710372
01227 208556
01227 463128
01227 766877
01227 825100

01227 710477
01227 714000
01227 762436
01227 475600

01227 463711
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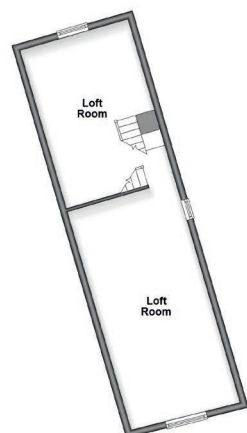
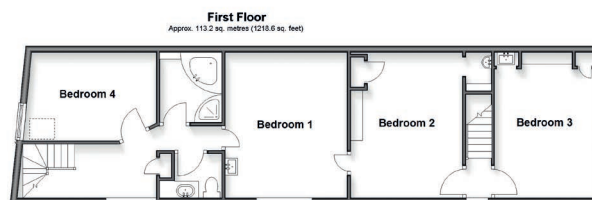
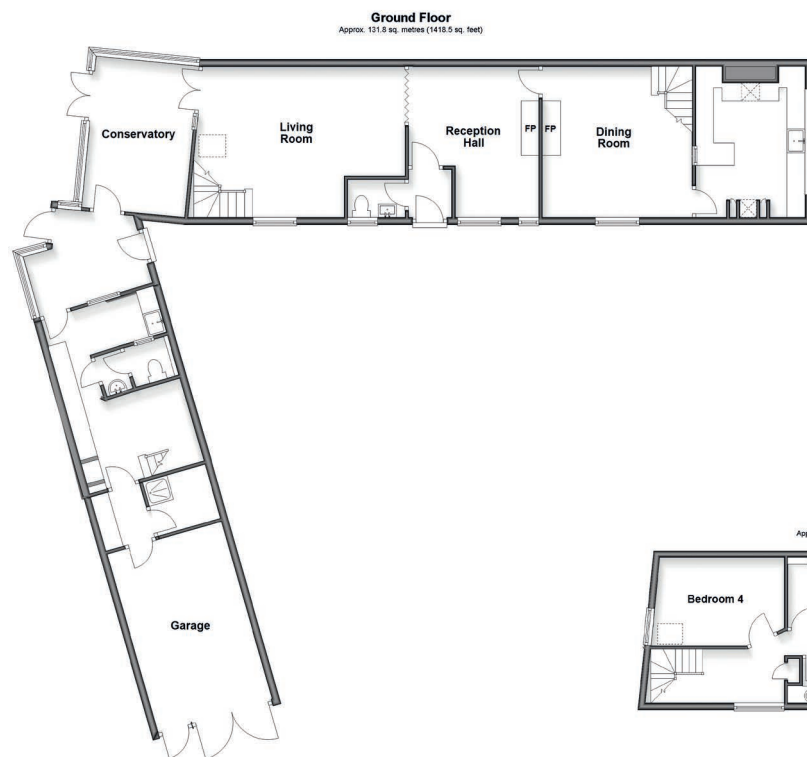
Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266
George and Dragon	01227 710661
Fordwich Arms	01227 710444

Local Attractions / Landmarks

Wildwood Discovery Park
Wingham Wildlife Park
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum





GROUND FLOOR

Porch	
Cloakroom	
Reception Hall	14'1 x 11'11 (4.30m x 3.6sm)
Dining Room	13'9 x 13'7 (4.19m x 4.14m)
Kitchen	13'8 x 10'8 (4.17m x 3.25m)
Living Room	19'7 x 13'6 (5.97m x 4.12m)
Conservatory	14'1 x 9'3 (4.30m x 2.82m)
Glass Link Way	10'11 x 9'3 maximum (3.33m x 2.82m)
Utility Room	16'4 x 11'1 narrowing to 4'10 (4.98m x 3.53m narrowing to 1.47m)

Separate Toilet
Shower Room

FIRST FLOOR

Landing	
Bedroom 1	12'8 x 10'1 (3.86m x 3.08m)
Bedroom 2	14'0 x 10'11 (4.52m x 3.33m)
Bedroom 3	4.63m x 3.97m)
Separate Toilet	
Bathroom	6'11 x 6'2 (2.11m x 1.88m)
Bedroom 4	12'11 x 8'7 (3.94m x 2.62m)
Loft Room	21'4 x 10'11 (6.51m x 3.33m)
Loft Room	16'1 x 11'8 (4.91m x 3.56m)

OUTSIDE

Rear Garden
Summer House
Swimming Pool
Front Garden
Driveway
Garage / Workshop 17'1 x 10'9 (5.21m x 3.28m)

EPC Exempt
Council Tax Band: F
Tenure: Freehold

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