



Invergordon
1 Sturry Hill | Sturry | Canterbury | Kent | CT2 0NG

FINE & COUNTRY



Step inside

Invergordon

It is very rare that an opportunity arises where there is so much amazing development potential. This substantial three storey detached Edwardian house sits in 1.1 acre of grounds with numerous outbuildings and has hardly been touched in 70 years. It is also situated in a very convenient location in a Conservation Area but just a stone's throw from Sturry station. So anyone needing to commute can be in London, door to door, in just over an hour. While the house requires considerable updating and complete refurbishment it has wonderful original features including a pine staircase, fireplaces, dado and picture rails, architraves, doors and door furniture, high coved ceilings, sash windows, high skirtings, a veranda and period flooring.

The property is set back from the road with a driveway, bordered by a front garden that leads to a small double garage and a single garage, and provides off road parking for several cars. The original front door opens into a porch with terracotta tiles and the fascinating inner front door incorporates stained glass insets and side panels. This leads to the entrance hall with the staircase and understairs cupboard and access to the ground floor accommodation including a spacious study with interesting half height panelling and a matching fireplace and a door to the utility room. A well-proportioned dual aspect sitting room with views over the garden includes an impressive marble fireplace and a leaded light door to the veranda while the dining room is also dual aspect with a leaded light door to the veranda but has a tiled fireplace.

The kitchen includes a large pantry and a back door to the garden as well as a hatch and doorway to the breakfast area where you will find the original lower half of a dresser, a tiled fireplace flanked by shelving and French doors to the conservatory.

On the first floor half landing there is a large storage cupboard and a bathroom with the fascinating original bath while the first floor includes four double bedrooms that all have fireplaces and two of them are dual aspect. On the second floor you will find two large attic stores and two vaulted attic rooms that would make ideal offices or a playroom or could become a 'hideaway' for a teenager looking for a bit of privacy and independence.

While the gardens need a little TLC, you can see where the original garden designers had worked their magic as it includes magnificent mature trees and shrubs and flower bed as well as swathes of lawn and pathways to various areas including to a 'secret garden' with a large lawn surrounded by hedging and a wrought iron gate to the orchard. There is a pergola covered patio, an original greenhouse with a vine and numerous outbuildings that are ripe for conversion, subject to planning. A covered lean-to walkway provides access to the kitchen and includes doors to two stores and one of the garages.





Seller Insight

“ This was the home of Kinn Hamilton McIntosh MBE, professionally known as crime writer Catherine Aird. She lived there from the age of sixteen until her death last year at the age of 94 and where her father had run his medical practice. Indeed, some of the rooms still resonate with the past as the study was the doctor's surgery and the adjacent bathroom was originally the waiting room, while the large open shelving in the hall was the dispensary.

Although it is in a specific Conservation Area there is likely to be the opportunity to develop the footprint of at least some of the outbuildings, subject to planning and, as the house is not Grade II Listed, there is the potential to extend as well as modernise if required. Historically there had been plans approved to build a bungalow in the orchard so, while those plans have long since lapsed, alternative plans could be put forward.

As well as the station there are also regular buses to Canterbury, Herne Bay and the Thanet Towns. The village also includes a convenience store, pharmacy, hairdressers and the famous Kings School prep school as well as a primary school rated Outstanding by Ofsted. While nearby Fordwich features the George and Dragon pub restaurant as well as the Michelin Star Fordwich Arms.

For anyone who enjoys outdoor pursuits it is not far to the Canterbury golf course and there are wonderful places to go for a stroll with the dog. Sturry has a cricket club, and fishing is available on the river Stour and the nearby Westbere Lakes offers sailing opportunities as well as fishing, while other sporting activities can be found at the Polo Farm Club and the Kingsmead Leisure Centre in Canterbury. The property is close to a large retail park and only a short drive or bus ride to the centre of the historic city of Canterbury with its ancient buildings, high street stores, individual shops, bars, restaurants and theatres as well as a plethora of educational facilities including excellent grammar and private schools, three universities and a further education college.

Historical Note. Catherine Aird wrote more than 20 crime novels and a number of short stories and was the recipient of the prestigious 2015 Crime Writers Association Diamond Dagger Award, while under her own name she wrote books about the local areas.*

* 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	0.1 miles
Canterbury City Centre	2.9 miles
Canterbury West Station	3.2 miles
Dover Docks	21.0 miles
Channel Tunnel	19.6 miles
Gatwick Airport	72.1 miles
Charing Cross	69.9 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
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
Junior King's
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
01227 463567
01227 464600
01227 595501
01227 763231
01227 475000

Entertainment

Chapters Coffee & Books	07912 510559
Fordwich Arms	01227 710444
George and Dragon	01227 710661
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266

Local Attractions / Landmarks

Wildwood Trust
Wingham Wild Life Park
The Beaney House
Canterbury Cathedral
St Augustine's Abbey



GROUND FLOOR

Porch	
Entrance Hall	
Dining Room	16'0 x 12'11 (4.88m x 3.94m)
Sitting Room	17'0 x 13'11 (5.19m x 4.24m)
Breakfast Area	12'7 x 11'3 (3.84 x 3.43m)
Kitchen	7'9 x 10'9 (3.28m x 2.36m)
Larder	8'0 x 6'0 (2.44m x 1.83m)
Conservatory	12'2 x 12'2 (3.71m x 3.43m)
Toilet	
Utility Room	8'2 x 7'10 (2.49m x 2.39m)
Study	10'11 x 9'11 (3.33m x 3.02m)

SPLIT LEVEL FIRST FLOOR

Landing	
Bedroom 1	17'0 x 13'11 (5.19m x 4.24m)
Bedroom 2	15'11 x 12'11 (4.85m x 3.94m)
Bedroom 3	13'5 x 12'7 (4.09m x 3.84m)
Bedroom 4	10'11 x 9'11 (3.33m x 3.02m)
Toilet	4'10 x 3'2 (1.47m x 0.97m)
Bathroom	7'10 x 7'4 (2.39m x 2.24m)

SECOND FLOOR

Landing	
Attic Store 1	13'5 x 10'6 (4.09m x 3.20m)
Attic Store 2	17'5 x 7'3 (5.31m x 2.21m)
Attic Room 1	14'9 x 12'11 (4.50m x 3.94m)
Attic Room 2	17'0 x 8'10 (5.19m x 2.69m)

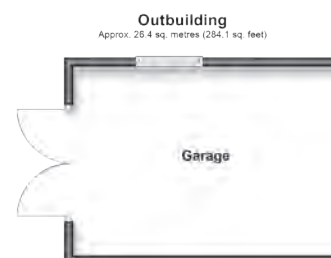
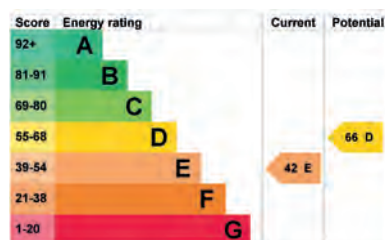
OUTBUILDING

Garage

OUTSIDE

Front Garden
Driveway
Garage
Store 1
Store 2
Rear Garden
Garden Store
Workshop
Garden Shed
Greenhouse

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 16.10.2025

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