



The Poplars
Bromley Green Road | Ruckinge | Ashford | Kent | TN26 2EQ



Step inside

The Poplars

If you have ever dreamed of having a change of lifestyle and maybe enjoying running an already highly successful business from home, in idyllic rural surroundings, as well as being able to spend more time with family and friends, this place could turn your dream into reality. Nestling in 2.37 acres of grounds and woodland, this beautifully modernised four bedroom property includes a separate two storey annexe that is ideal for adult children or elderly family members and the 'Kitty Hotel and Kitty Kamp' – the ultimate in luxury and upmarket catteries.

Located along a quiet country lane on the outskirts of Ruckinge, the property is approached through imposing solid wood automatic gates that open onto a large block paved parking area with a circular paved centre and a drive to the annexe and garage. A spacious patio leads to the covered porch and oak front door with glazed side panels providing plenty of natural light. There is a large hall with wood effect tiled flooring, stairs to the first floor and access to the flexible ground floor accommodation.

This consists of a superb family shower room with a large wet room style walk-in shower, a double bedroom with sliding mirrored wardrobes and two further double bedrooms that could always be used as a snug and a study. There are double oak and glass doors to the awe-inspiring family space with wood effect tiled flooring and five bi-fold doors to the rear Indian sandstone terrace.

It includes a charming living area with an impressive inglenook fireplace flanked by built in shelving. It incorporates a Bressummer beam and a well-proportioned modern log burner creating a warm and welcoming focal point, while guests will enjoy sitting down to a meal in the spacious dining area. The superb kitchen/breakfast area features attractive units housing a Bosch induction hob, oven, combi microwave and plate warmer as well as an American fridge freezer, dishwasher and a Quooker boiling water tap while the large central island breakfast/bar is just the place for family get togethers.

On the first floor there is plenty of eaves storage, access to the loft, a dual aspect main bedroom with a partially vaulted ceiling, fitted cupboards and delightful views over the grounds as well as an adjacent bathroom.

Double doors from the kitchen area open into a utility room with laundry facilities and French doors to the terrace as well as access to the annexe. This includes a hallway and a bathroom, stairs to the first floor and a door to the lounge/diner, which is currently used as the cattery reception/office, a kitchen and a second bedroom that is currently in use as a hairdressing salon with French doors to the garden. On the first floor there is a large storage cupboard and a spacious bedroom with fitted wardrobes.

Outside, in addition to the large Indian sandstone terrace, you will find a hot tub and plenty of space for outdoor entertaining including in a charming wood gazebo. Gravel pathways, flanked by swathes of lawn and bordered by shrubs and close board fencing, lead to various outbuildings including a block of three stables, another two stables, a large store room and a dog bathroom as well as to the luxurious pine chalet style Kitty Hotel with its vast decked terrace.

This building consists of a kitchen with laundry facilities and a cloakroom together with three large cat suites and 15 standard suites with everything you could think of to make cats happy and comfortable including charming 'pods' that can surround them, heating, an outdoor area and CCTV so owners can watch their pampered pets from afar. Across the garden another impressive building houses 'Kitty Kamp' with some 20 well-appointed cat rooms and individual outside areas, storage facilities and an isolation unit.

The gravel path continues beside another lawn and leads to the acre of ancient woodland that is just wonderful for children and dogs to enjoy some freedom.













Seller Insight

“ We have loved living here as the rural surroundings are fabulous and it is a great place to bring up a family. While being able to run our businesses from home has been wonderful. Two years ago we upgraded the house creating the open plan family space and added solar panels which bring in about £700 a year income. We decided to develop a cattery business some years ago and no expense was spared in building the stunning facilities you see today and which continue to appeal to hundreds of our clients and their feline companions. However we feel it is time for us to downsize and potentially pass on what we have created to new owners who may even want to develop the business even further or use the outbuildings for a different purpose altogether.

The location is ideal because, although we can enjoy the peace and tranquility of the countryside, we are close to Hamstreet that includes the Duke's Head pub, a good primary academy, the Cosy Kettle coffee shop, a garden centre, a post office, surgery and convenience store. We are also not far from a Tesco's supermarket, the McArthurGlen Designer Outlet showcasing numerous well-known brand shops, Ashford mainline station where trains to St Pancras take just 37 minutes and access to the M20 for London and the Channel Tunnel.

The town also features a variety of shops, restaurants and beauty salons, a bowling alley, cinema complex and sports clubs including Ashford golf club. With regard to education there are primary schools, as well as the Outstanding Highworth Grammar School and the Norton Knatchbull Academy and the independent Ashford School while other grammar schools and first class independent schools are available in the surrounding towns.*

* 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



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Travel Information

By Road:	
Ashford International	4.3 miles
Channel Tunnel	14.6 miles
Dover Docks	27.0 miles
Canterbury	19.8 miles
Gatwick Airport	62.1 miles
Charing Cross	67.3 miles

Trains from Ashford International	
St Pancras	37 mins
Charing Cross	1hr 16mins
Cannon Street	1hr 21mins
London Bridge	1hr 12 mins

Leisure Clubs & Facilities

Julie Rose Stadium	01233 613131
The Stour Centre	01233 663503
Ashford United Football Club	01233 611838
Ashford Golf Club	01233 622655

Healthcare

Hamstreet Surgery
Woodchurch Surgery
William Harvey Hospital

Education

Primary Schools:
Hamstreet Primary School
Finbury Primary School
Brenzett Primary School
Ashford School (Prep)
Secondary Schools:
Highworth School
Norton Knatchbull Academy
The North School
Ashford School
Harvey Grammar for Boys
Folkestone School for Girls
Simon Langton Girls Grammar
Simon Langton Boys Grammar
Barton Grammar
The King's School, Canterbury
Kent College
St Edmunds

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01233 633331

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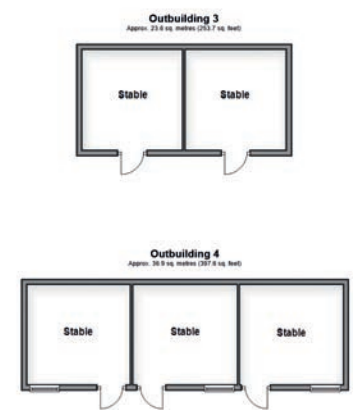
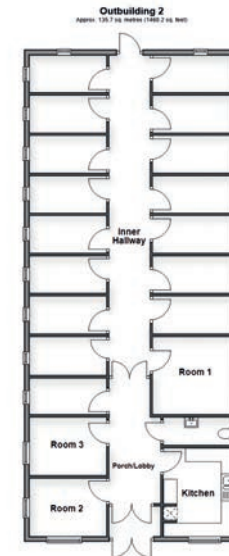
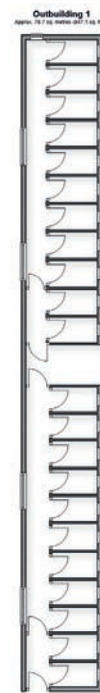
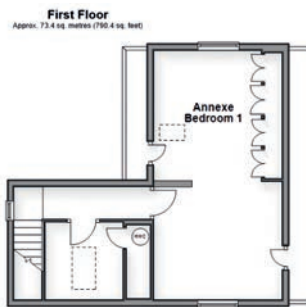
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Entertainment

The Duke's Head	01233 732210
Trattoria Romana	01233 638033
Stubbs	01233 666111
Boys Hall Restaurant	01233 427727
Cineworld	
Marlowe Theatre, Canterbury	01227 787787
Leas Cliff Hall	01303 228600

Local Attractions / Landmarks

Wye Nature Reserve
Romney Marsh
Romney Hythe and Dymchurch miniature railway
Lympne Castle and Saltwood Castle
Port Lympne Animal Park
Canterbury Cathedral



Council Tax Band: F
Tenure: Freehold

GROUND FLOOR

Entrance Hall	
Bedroom 2	15'9 x 10'5 (4.80m x 3.18m)
Family Shower Room	
Bedroom 3	13'7 x 9'3 (4.14m x 2.82m)
Bedroom 4	11'10 x 10'6 (3.61m x 3.20m)
Kitchen/Dining/Living Room	36'8 x 17'11 (11.18m x 5.46m)
Boot Room	9'6 x 9'2 (2.90m x 2.80m)
Annexe Lounge/Diner	17'10 x 10'2 (5.44m x 3.10m)
Annexe Kitchen	10'2 x 8'4 (3.10m x 2.54m)
Annexe Bedroom 2	13'4 x 12'3 (4.07m x 3.74m)
Annexe Bathroom	9'2 x 6'10 (2.80m x 2.08m)

FIRST FLOOR

Landing	
Main Bedroom	19'10 x 12'6 (6.05m x 3.81m)
Bathroom	10'1 x 5'6 (3.08m x 1.68m)
Annexe Landing	
Annexe Bedroom 1	26'1 x 12'8 (7.96m x 3.86m)

OUTBUILDING 1

Entrance Hall/Lobby	
22 Cattery Lodges (Total)	31'3 x 4'2 (9.53m x 1.27m)
Seating Area	9'8 x 5'5 (2.95m x 1.65m)

OUTBUILDING 2

Porch/Lobby	10'6 x 5'3 (3.20m x 1.60m)
Kitchen	10'9 x 8'8 (3.28m x 2.64m)
Room 2	9'4 x 7'1 (2.85m x 2.16m)
Room 3	9'4 x 7'1 (2.85m x 2.16m)
Cloakroom	
Inner Hall	39'0 x 4'11 (11.90m x 1.50m)
Room 1	9'11 x 9'7 (3.02m x 2.92m)
16 Cattery Lodges each measuring	9'4 x 4'7 (2.85m x 1.40m)

OUTBUILDING 3

Stable	11'5 x 11'5 (3.48m x 3.48m)
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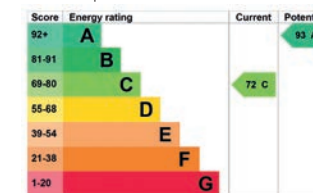
OUTBUILDING 4

Stable	11'5 x 10'4 (3.48m x 3.15m)
Stable	11'5 x 10'4 (3.48m x 3.15m)
Stable	11'5 x 10'5 (3.48m x 3.18m)

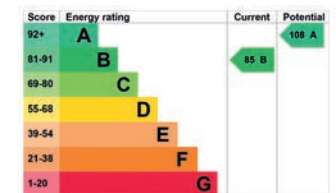
OUTSIDE

Rear Garden
Gated Driveway
Garage

The Poplars



Annexe



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