



Bullsfield

Denstroude Lane | Denstroude | Canterbury | Kent | CT2 9JU

FINE & COUNTRY



Step inside

Bullsfield

Deep in the tranquil countryside with magnificent views over rolling farmland to the ancient Blean Woods in an Area of Outstanding Natural Beauty sits this charming family home. It is surrounded by 7.66 acres of gardens and fields and is adjacent to the 224 acre Ellenden Woods that is classified as ancient woodland, a Site of Special Scientific Interest and a Special Conservation Area, so can never be built on. This protected area is home to an array of wildlife including rare nightingales, woodpeckers and hedgehogs and is just a few steps away from the house.

The property is approached down a long private drive bordered by Ellenden Woods and leads to a large parking area and the gateway to the inner drive and the attractive front door. This opens into the hallway where you can immediately appreciate the light and bright atmosphere in this beautifully presented home. There is an open archway to the main living areas including the spacious dining area and the archway theme continues through to the kitchen, sitting and conservatory areas, creating a delightful open plan feel coupled to a level of separation but they all share stunning countryside views.

The contemporary kitchen was only installed a few years ago and includes attractive dark blue flat fronted units with granite worktops housing a gas hob, double oven and dishwasher as well as additional stand-alone appliances and a comprehensive reverse osmosis water filter. There is also a useful pantry with a large wine rack. The charming sitting area includes a modern log burner that provides enough warmth to heat much of the house, while the superb dual aspect conservatory area with tiled flooring features large picture windows enhancing the all-round views. It also has a vast orangery skylight flooding more daylight into the room as well as hinged doors to utility cupboards and French doors to the large rear terrace.

From the dining area there is access to a separate area that could easily become self-contained annexe for family members. It includes a large shower room, a utility room that includes a hob and oven as well as stand-alone appliances. There is a large storage cupboard containing the oil fired central heating boiler. This room leads into a spacious sound proofed fifth bedroom/music room which has French doors with direct access to the drive creating an independent entrance if needed.

On the other side of the main entrance hall you will find the fourth double bedroom with en-suite Jack and Jill shower room, which also provides cloakroom facilities. Also on this side of the house is a large office/study, beautifully fitted by Hammonds, with French doors to a charming walled courtyard garden and stunning views over the countryside.

An oak staircase leads to the large first floor landing that is dominated by a huge picture window, providing ever more spectacular views. It includes a library and seating area where you can enjoy the panoramic vista and provides access to three large double bedrooms and the family bathroom with a bath, separate shower and a vanity basin. A spacious dual aspect bedroom has fitted cupboards and could easily incorporate ensuite facilities as it is adjacent to the family bathroom. The central bedroom has a walk-in wardrobe and features glazed doors to a delightful balcony where you can sit and sip your morning coffee revelling in the rural scenery. While the third bedroom provides panoramic views across the garden and field, it also includes fitted wardrobes with plenty of eaves storage.

Outside there are charming seating areas on the large block paved terrace and in the sheltered courtyard garden. They are both excellent for relaxing on a sunny day and enjoying outdoor entertaining. Much of the rest of the garden is laid to lawn interspersed with some spectacular specimen trees, fruit trees, rose beds and a variety of shrubs. There is a large barn that could always become stables or a refuge for other livestock while a second barn needs renovating or replacing. You will also find a garden shed, a wood store and a vegetable garden as well as the approximately six acre organic wild flower field which is protected by stock fencing to the perimeter. There is also plenty of space to build a garage complex on the outer driveway.









Seller Insight



This has been the most wonderful family home for the past 26 years. We love the peace and tranquility but we are not isolated as we have neighbours nearby and Blean village is only about a mile away while Canterbury West station is just a 10 minute drive. During our time here we have completely renovated and updated our lovely home to become the enchanting place you see today. We hope new owners will enjoy everything we have done and also the wonderful opportunity for appreciating nature in all its forms from the landscape to the local flora and fauna. Living adjacent to Ellenden Woods means we have numerous wildlife visitors including nightingales, woodpeckers, badgers, squirrels and even hedgehogs.

This home is ideal if you have multi-generational requirements, need to work from home and/or want to develop the 'good life' as the field can house sheep, goats, chickens and even alpacas. While horsey enthusiasts can create individual paddocks to suit their needs and green fingered aficionados can enhance the vegetable garden and plant more fruit trees to 'grow your own'.

*Blean is a friendly village with a Morrisons convenience store, a primary school rated Outstanding by Ofsted and a village hall offering plenty of activities as well as a pub. It is also quite close to the University of Kent and only a short distance from two prominent private schools. While Canterbury includes historical buildings, high street stores and individual shops as well as a plethora of bars and restaurants and the Marlowe theatre, first rate grammar schools and the famous Kings School. There are also two stations including Canterbury West where fast trains to London take less than an hour. Alternatively if you want to enjoy the seafront we can be in Whitstable with its shops, harbour and famous oysters in 10 minutes while the nearby Gulbenkian theatre and cinema on the Kent University campus provides additional entertainment facilities. **

* 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:	
Canterbury West Station	3.7 miles
Whitstable	4.3 miles
Dover Docks	25.7 miles
Channel Tunnel	21.7 miles
Gatwick Airport	65.3 miles
Charing Cross	63.0 miles

By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins

By Train from Canterbury East	
Charing Cross	1h 55mins
Victoria	1h 33mins
Dover Priory	20 mins

Leisure Clubs & Facilities

Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Broome Park Golf Club	0800 358 6991
Kingsmead Leisure Centre	01227 769818

Healthcare

Blean Surgery
Canterbury Health Centre
Northgate Medical Practice
Canterbury Medical Practice
Kent and Canterbury Hospital
Chaucer Hospital

Education

Primary Schools:
Blean Primary
Kent College Junior
St Edmunds Junior
The Kings Junior

Secondary Schools:
Simon Langton Girls Grammar
Simon Langton Boys Grammar
Barton Grammar
The King's School, Canterbury
Kent College
St Edmunds

01227 764211
03000 426600
01227 208556
01227 463128
01227 766877
01227 825100

01227 471254
01227 762436
01227 475600
01227 714000

01227 463711
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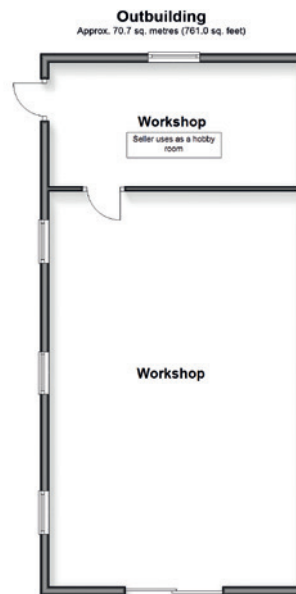
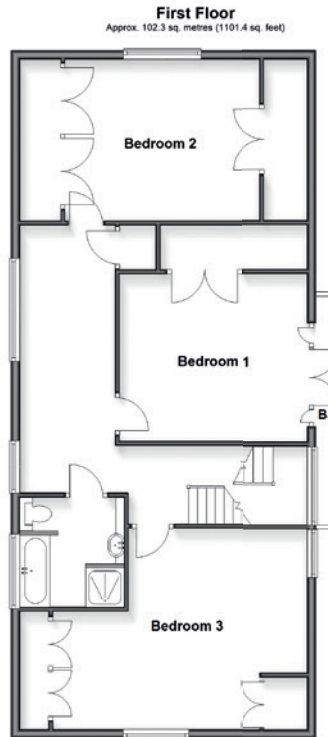
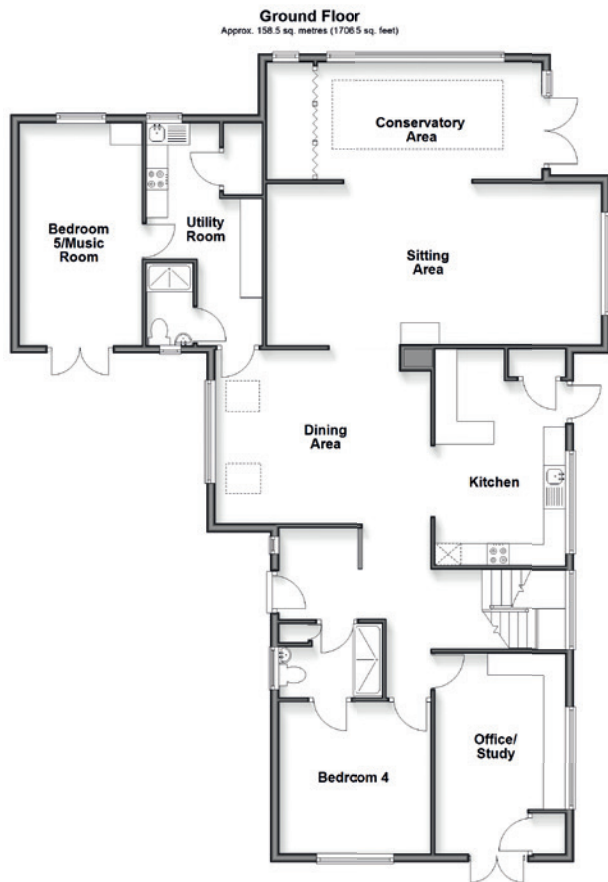
Entertainment

The Hare at Blean	01227 208007
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre and Cinema	01227 769075
Pinocchio's	01227 457538
Cafe des Amis	01227 464390
Abode Hotel	01227 766266

Local Attractions / Landmarks

Howletts Animal Park
Wingham Wild Life Park
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum
Crab and Winkle Way





GROUND FLOOR

Entrance Hall	
Shower Room	
Bedroom 4	11'6 x 11'3 (3.51m x 3.43m)
Office/Study	16'0 x 9'7 (4.88m x 2.92m)
Dining Area	16'4 x 13'1 (4.98m x 3.99m)
Kitchen	16'4 (4.98m) narrowing to 13'9 (4.19m) x 9'7 (2.92m)
Sitting Area	25'3 x 12'3 (7.70m x 3.74m)
Conservatory Area	17'2 x 8'8 (5.24m x 2.64m)
Store Room	
Utility Room	11'0 x 5'0 (3.36m x 1.53m) plus 5'7 x 5'2 (1.70m x 1.58m)
Shower Room	
Boiler Room	
Bedroom 5/Music Room	16'6 x 9'2 (5.03m x 2.80m)

FIRST FLOOR

Landing	20'5 x 7'2 (6.23m x 2.19m)
Bedroom 3	19'3 (5.87m) x 15'2 (4.63m) narrowing to 8'9 (2.67m)
Bath/Shower Room	8'2 x 8'0 (2.49m x 2.44m)
Bedroom 2	14'4 x 12'3 (4.37m x 3.74m)
Bedroom 1	14'2 x 12'8 (4.32m x 3.86m)
Balcony	

OUTBUILDING

Workshop	30'5 x 19'2 (9.28m x 5.85m)
Workshop/ Hobby Room	19'1 x 8'9 (5.82m x 2.67m)

OUTSIDE

Wraparound Garden
Driveway
Field

Council Tax Band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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