



S A Manor
Stodmarsh Road | Canterbury | CT3 4AH

FINE & COUNTRY





Seller Insight

“We love this family house and have spent a great deal of time and effort in creating the high quality property you see today. It has been a wonderful place for the family and for entertaining and it is also very secure with a gate entry system and a Tescar alarm system. We have also spent a great deal of care in creating the garden and selecting the plants to provide a colourful scenario and the special features including the elephant at the front and the copper water feature outside the garden room. The outside looks equally wonderful in the evening as there is outdoor lighting in all the beds that can be controlled remotely. However we need to move nearer to our parents so hope that new owners will be able to take advantage of everything this home has to offer. It is ideal for anyone who is looking for a contemporary home where they don't need to anything except install their own furniture and put the kettle on.

Although the house is in rural surroundings it is not far to the UNESCO city of Canterbury with its historical buildings, two stations, high street stores, individual shops, restaurants, theatres, top class grammar and private schools as well as three universities. At the same time Sturry is less than five minutes by car where you will find the mainline station with the high speed rail to London that can whisk you to St Pancras is about an hour. There is also a convenience store as well as the renowned Kathon House fine dining restaurant, a pharmacy, post office and hairdresser, the famous Kings School Junior school and the Sturry primary school, graded Outstanding by Ofsted. Even closer is Fordwich which is famous for being the smallest town in England with its own town hall. It is full of attractive and historic buildings and has the river Stour running through the centre and also includes two excellent olde worlde pubs – the Fordwich Arms which has now become a superb London class restaurant and the George and Dragon.

For anyone who enjoys outdoor pursuits there are wonderful places to go fishing on the river, while the nearby Westbere Lakes offers sailing opportunities as well as fishing and clay pigeon shooting takes place at the Greenfields Shooting grounds in Sturry. For golfing enthusiasts we are adjacent to the Canterbury golf club and very close to the Polo Sports Club if you want to play hockey, cricket, tennis or croquet”.*

*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.







Step inside

S A Manor

This stunning contemporary residence has all the delights of a rural environment yet is only a couple of miles from the centre of Canterbury. It lies in the midst of a tranquil setting opposite the Canterbury golf course and includes all you need for the ultimate in 21st century luxury living. You can begin to appreciate the quality of this property from the moment you see the perimeter wall with pillars interspersed with fencing and two sets of impressive electronic wrought iron and wood gates. These lead to the double garage and a vast gravel resin frontage where you can park numerous vehicles. This is surrounded by grass borders with brick edging and easy to maintain gravel filled beds with ornamental trees, fascinating ornaments and an impressive water feature.

Once you drive up to the very attractive beamed central porch with its curved Brazilian slate flooring and contemporary front door you will be excited when you get a glimpse of what lies beyond. The first thing that catches your eye is the vast light and bright double height entrance hall where you could happily hold a cocktail party. It has glossy porcelain tiles with underfloor heating that flow throughout most of the ground floor; an oak staircase with a large under stairs cupboard and a beautiful modern chandelier that can be automatically lowered on an electronic winch system.

The hall leads to all the main rooms on the ground floor including the awe inspiring dining and bar/entertainment areas. This enormous room is partially divided by a contemporary and eco-friendly bioethanol fire and modern shelving with one side being the large formal dining area where you could comfortably seat at least sixteen people. While in the bar/entertainment area there is an immense built in television above a charming lit stone feature and a trendy bar as well as five bi-folding doors to the rear terrace, so you can really bring the outdoors inside on a warm sunny day.

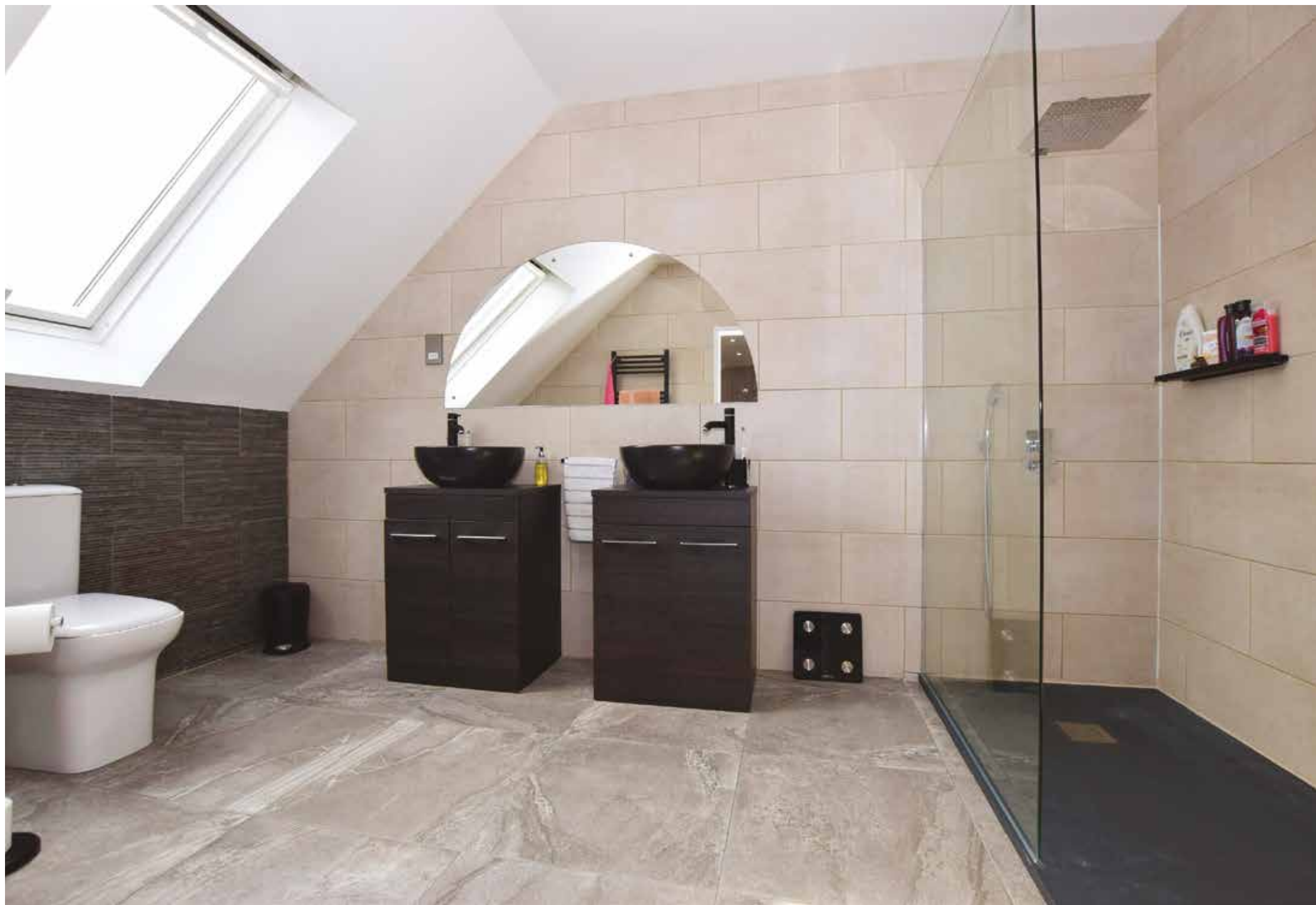
There is a very spacious sitting room with plenty of windows on two sides, fascinating carpet style porcelain tiles and a large wall mounted television. This is the real hub of the household, together with the beautifully proportioned kitchen/breakfast room that can also be accessed directly from the family room through double oak doors. It includes a wide selection of modern units with granite work tops housing two built in ovens, a gas hob, microwave, a larger fridge and separate freezer and a dishwasher. There is a fitted utility room and cloakroom as well as a good sized study.

Upstairs there is a wide galleried landing leading to the modern family bathroom and five double bedrooms that all have high quality bespoke wardrobes and bedroom furniture. These include a guest suite with an en-suite double shower and the attractive main bedroom with its contemporary en-suite wet room style shower and two black circular vanity basins.

At the rear of the property there is a superb wraparound Brazilian slate terrace leading to the very large brick built summer house. This is currently in use as a games room with a hard wearing epoxy resin floor, separate lounge area, TV, barbecue and pizza oven. It could always be converted into a separate annex or become a very good sized office. It looks out over the very well maintained lawn that is edged with beautiful raised shrub and colourful flower borders that include such delights as palm trees, Yucca plants and lavender. With regard to the double garage there is existing planning permission to extend it and create living accommodation on the ground floor and two bedrooms and a bathroom upstairs so could provide an annex for elderly relatives or adult children or even become a holiday let.











Travel Information

By Road:	
Sturry station	1.6 miles
Canterbury	2.2miles
Ashford International	16.7 miles
Dover Docks	18.8 miles
Gatwick Airport	68.7 miles
Charing Cross	64.1 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	01227 710477
Kings Junior	01227 714000
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600

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
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266
Kathton House	01227 719999
George and Dragon	01227 710661
Fordwich Arms	01227 710444

Local Attractions/Landmarks	
Wildwood Discovery Park	
Wingham Wild Life Park	
The Canterbury Tales	
The Beaney House	
Canterbury Cathedral	
Canterbury Heritage Museum	



GROUND FLOOR

Entrance Hall	21'5 (6.53m) x 15'4 (4.68m) narrowing to 11'8 (3.56m)
Sitting Room	19'7 x 17'4 (5.97m x 5.29m)
Kitchen/Breakfast Room	19'7 x 17'4 (5.97m x 5.29m)
Utility Room	
Cloakroom	
Study	13'1 x 9'5 (3.99m x 2.87m)
Dining Area	21'9 x 12'8 (6.63m x 3.86m)
Bar/Entertainment Area	21'9 x 19'7 (6.63m x 5.97m)

FIRST FLOOR

Galleried Landing	
Bedroom 3	19'8 up to fitted wardrobes x 13'9 (6.00m x 4.19m)
Main Bedroom	19'8 up to fitted wardrobes x 16'2 (6.00m x 4.93m)
En-Suite Shower Room	
Family Bathroom	
Bedroom 2	15'3 into fitted wardrobes x 14'4 (4.65m x 4.37m)
En-Suite Shower Room	
Bedroom 4	15'7 x 10'2 (4.75m x 3.10m)
Bedroom 5	12'2 x 9'1 (3.71m x 2.77m)

OUTSIDE

Gated in & out Driveway
Front Garden
Rear Garden

OUTBUILDING - Ground Floor

Double Garage/Gym	17'8 x 14'9 (5.39m x 4.50m)
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OUTBUILDING - First Floor

Storage/Loft Store	17'8 x 14'9 (5.39m x 4.50m)
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OUTBUILDING 2

Lounge Area	14'3 x 11'8 (4.35m x 3.56m)
Games Room	24'7 x 14'3 (7.50m x 4.35m)

EPC NEEDED



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