



The Maltings
High Street | Fordwich | Canterbury | Kent | CT2 0DW

FINE & COUNTRY



Step inside

The Maltings

With its origins as a medieval Wealden Hall House this fascinating 15th century Grade II Listed property is full of wonderful period features, giving it such a special character. From the moment you first see the front exterior with its traditional white clapboard walls, first floor overhang, Kent peg tiled roof, chimneys and multi-pane casement windows, you know you will be in for a real treat. At the same time, while it has wonderful historical features and plenty of space, there is great potential for new owners to really make this amazing residence their own stunning and unique home.

Once through the attractive front door you are straight into the spacious reception hall with oak flooring that flows directly through the dining area and into the living room. It has doors to the garden, kitchen/breakfast room and study as well as stairs to the first floor. On more formal occasions guests will be delighted to enjoy a meal in the truly dining area with its brick feature and inglenook fireplace providing a warm and friendly ambience that you can imagine looks wonderful dressed at Christmas. The stunning triple aspect living room is beautiful with its exposed ceiling beams, an impressive Kingpost floor to ceiling beam, fitted shelving, a door to the garden and an inglenook fireplace with a multifuel burner that provides a focal point. There is a well-proportioned study with ceiling beams including an interesting cross beam as well as a fireplace and a second door to the kitchen/breakfast room.

About 15 years ago the current owners created a delightful extension that includes a kitchen/breakfast room with a gas cast iron range, fitted units and stand-alone appliances, access to the rear terrace as well as providing plenty of space for a large table and chairs. There are steps up to a private guest suite that consists of a double bedroom and en suite bathroom and an adjacent utility room with a door to a drive where you could park a small car but is a very useful area for unobtrusively storing the bins.

There are interesting beams in the wall beside the stairs that lead to the first floor where you will find an airing cupboard, shower room with a triple shower, a charming bathroom with a stand-alone slipper bath and three double bedrooms. Two of the bedrooms have wall beams and fitted cupboards while the spacious light and bright, triple aspect main bedroom also has wall beams as well as a floor to ceiling beamed area, fitted cupboards and a brick surround fireplace.

The rear of the house includes a cat-slide roof that was redone in the 1980s, painted brick walls and a terrace for outdoor entertaining bordered by a rockery and pond with steps up to the large lawn. This is surrounded by specimen trees and shrubs in wood bordered raised beds, creating a peaceful and private outdoor space. An added section of garden includes a greenhouse while the large garden shed could provide the base for an outdoor office/studio or summerhouse.



Seller Insight

“ We moved here some 21 years ago because we fell in love with the house and wanted to be near Milner Court where our children were at school. However, they are both grown up now and we feel it is time for us to downsize but it has been a wonderful family home and it will be a wrench to leave as we love the village and have delightful neighbours.

Fordwich is famous for being the smallest town in England with its own town hall and is full of attractive and historic buildings with the river Stour running through its centre. The town includes the excellent olde worlde George and Dragon pub as well as the Michelin Star Fordwich Arms restaurant that you can easily walk to if you want an evening out and don't want to drive. Also within easy walking distance in the adjacent village of Sturry with its station where the high speed train can whisk you to London in just over an hour as well as a pharmacy, post office, hairdresser, Co-op convenience store as well as Milner Court, the famous Kings School Junior school and the Sturry primary school, graded Outstanding by Ofsted.

For anyone who enjoys outdoor pursuits you can even walk across to the Canterbury golf course and there are other wonderful places to go for a stroll with the dog. There is the Sturry cricket club and fishing available on the river Stour and the nearby Westbere Lakes offers sailing opportunities as well as fishing, while clay pigeon 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.

Although we are in a rural environment the area is also extremely convenient as we are very 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. *

* 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 Information

By Road	
Sturry Station	0.6 miles
Canterbury West Station	3.2 miles
Ashford International	18.2 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	01227 710372
Northgate Medical Practice	01227 208556
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary Schools:

Sturry Primary	01227 710477
Kings Junior	01227 714000
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600

Secondary Schools:

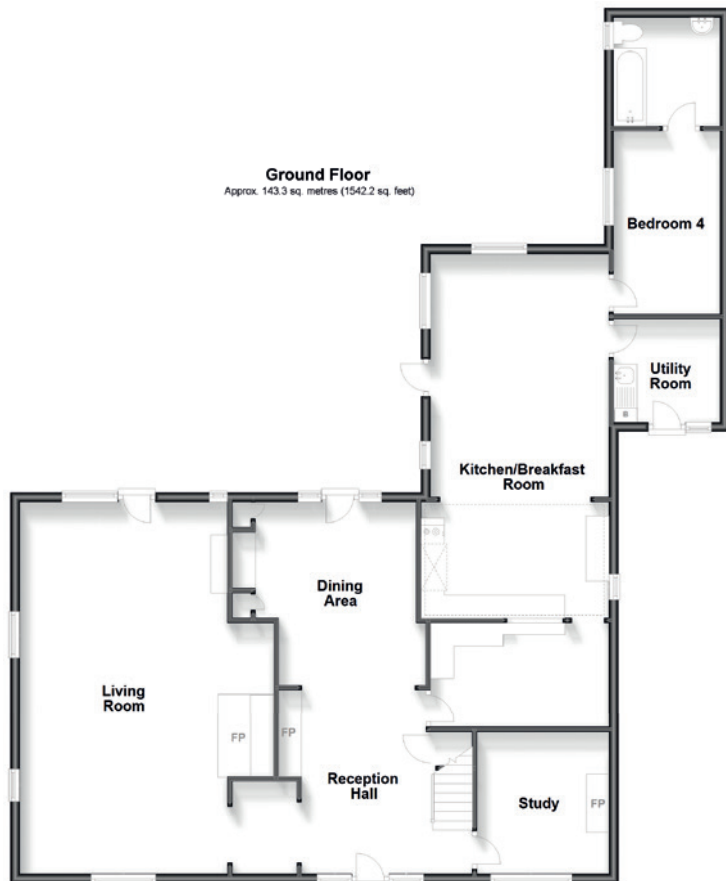
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 762436
St Edmunds	01227 475000

Entertainment

Marlowe Theatre	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
Westbere Lakes
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum



GROUND FLOOR

Reception Hall/Dining Area	25'11 x 10'3 (7.90m x 3.13m)
Living Room	25'7 x 15'5 (7.80m x 4.70m)
Study	10'0 x 9'3 (3.05m x 2.82m)
Kitchen/Breakfast Room	25'11 x 10'4 (7.90m x 3.15m)
Utility Room	
Bedroom 4	12'8 x 7'7 (3.86m x 2.31m)
En Suite Bathroom	

SPLIT LEVEL FIRST FLOOR

Bedroom 1	23'11 x 14'7 (7.29m x 4.45m)
En Suite Bathroom	
Shower Room	
Bedroom 2	13'9 x 12'1 (4.19m x 3.69m)
Bedroom 3	10'7 x 10'1 (3.23m x 3.08m)

OUTSIDE

- Driveway
- Rear Garden
- Garden Shed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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 © 2023 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 06.10.2023





Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

