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Merryweather, Harbledown, Canterbury, Kent, CT2 9BH

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**Merryweather, Tonford Lane, Harbledown,
Canterbury, Kent, CT2 9BH**

Guide Price £975,000 Freehold

A rare opportunity to purchase a substantial four bedroom detached family home with some of the most wonderful views over the rolling hills of Harbledown and towards the city of Canterbury.

- A Spacious Four Bedroom Detached Family Home
- Superb Views
- Surrounded By Orchards In An Idyllic Location
- Five Reception Rooms
- Beautiful Wrap Around Gardens
- Large Outbuilding of 970 sq ft
- Located Just a 5 Minute Drive From Canterbury City Centre, Canterbury West Station, The University Of Kent, The King's School, Kent College & St Edmund's schools
- Offered For Sale With No Chain

Merryweather is situated along a quiet no-through-road and is approached by a large driveway with electric gates leading to a further secure parking and turning area.

The front door opens to the entrance hall and through to the spacious, light filled reception hall with a sweeping staircase rising to the first floor. The double aspect sitting room is beautifully appointed with an inglenook fireplace with wood burning stove and engineered oak flooring. Double doors lead to the garden room which has a smaller inglenook fireplace with a gas fire and wonderful views over the gardens and beyond. The dining room is at the centre of the house with a large bay window overlooking the manicured gardens and valley beyond and also benefits from a large feature fireplace.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



The kitchen has a characterful vaulted ceiling, a range of base units, an Aga, slate flooring and a door which is reputedly from a local church. Also on the ground floor is a spacious office and cloakroom.

Upstairs, the landing leads to the four bedrooms with bedroom two benefitting from the lift in the inner landing, a modern en-suite shower room and balcony which offers some of the most wonderful views in the area. Bedroom one also benefits from an en-suite shower room - it would be possible to reconfigure this space relatively easily for the en-suite to be turned in to the family bathroom.

*There is currently a lift in situ which links the sitting room to the inner landing leading to bedroom two. This will remain in place but it is thought could be removed by a purchaser if not required.

Merryweather is situated in an idyllic yet extremely convenient location just outside the village of Harbledown with the A2 and Canterbury West railway station with its high speed links to London St Pancras in 56 minutes being less than a 5 minute drive from the property. Also within easy reach are Blean Primary school currently rated 'outstanding' by OFSTED, Kent College junior and secondary schools, St Edmunds, The University Of Kent and The King's School.

Canterbury itself offers an ever expanding range of cultural and leisure facilities including the Marlowe Theatre, Canterbury Cathedral, and a huge range of restaurants, bars and café's.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains electricity, water & drainage. Oil central heating.

Council Tax: Band 'G' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 30/4/24







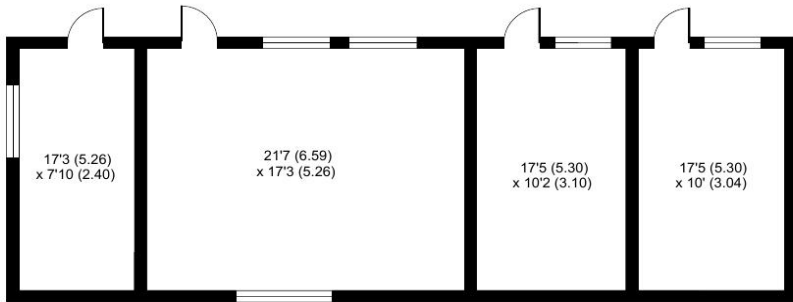


Approximate Area = 2681 sq ft / 249.1 sq m

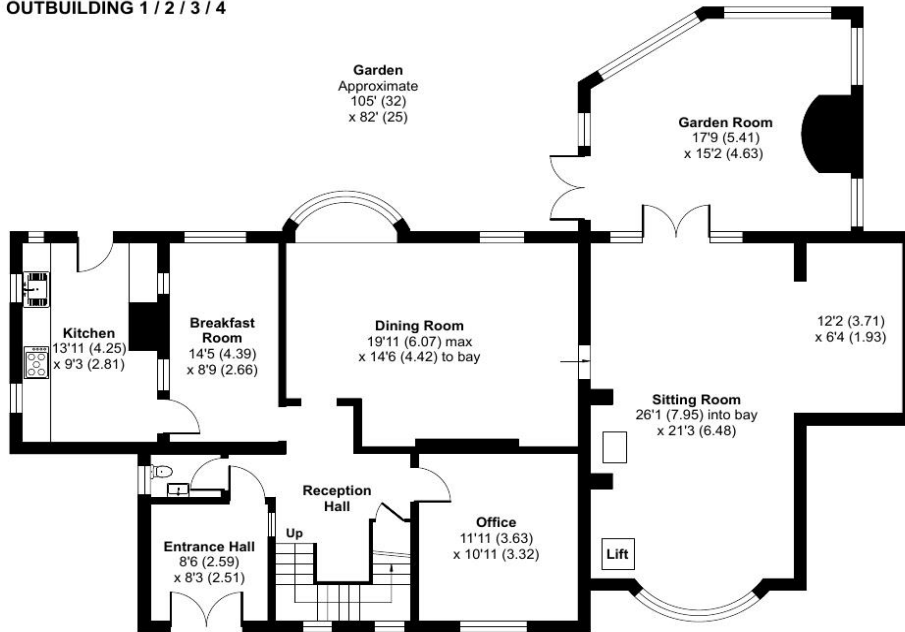
Outbuilding = 970 sq ft / 90.1 sq m

Total = 3651 sq ft / 339.2 sq m

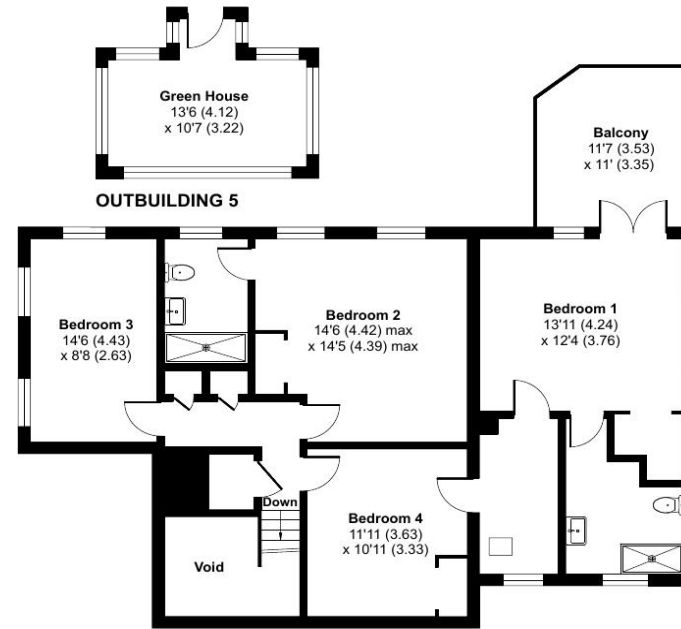
For identification only - Not to scale



OUTBUILDING 1 / 2 / 3 / 4



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	55
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Finn's. REF: 1116991

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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Kent CT7 0NE
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