



since 1862

The Stables, Lime Tree Farm, Stone Street, Petham, Canterbury, CT4 5PW

www.finns.co.uk

www.finns.co.uk

The Stables, Lime Tree Farm, Stone Street, Petham, Canterbury, CT4 5PW

Guide Price £635,000 Freehold

A wonderful converted former stable situated in a 'tucked away' position set away from the road along a long gravel drive. The Stables forms part of a small former farmstead comprising a large farm house and two former granary buildings. The Stables have been sympathetically converted to create a wonderful home full of charm and character with a stunning West facing garden and some of the finest views to be found in East Kent.

- A Sympathetically Converted Former Stable
- Situated In A Tucked Away Yet Highly Convenient Position
- Three Bedrooms
- Three Bathrooms
- Bespoke Kitchen
- Two Multi Fuel Stoves
- Three Reception Rooms
- Wonderful Vaulted Ceilings
- Gated, Off Road Parking For Several Cars (up to 8)
- Beautiful West Facing Rear Garden
- Some Of The Finest Views Over The Kent Downs AONB

The front door opens to the entrance hall and through to the dining room, a large space with a fabulous timber vaulted ceiling and large multi fuel stove. The sitting room has a further multi fuel stove and leads through to the conservatory which has looks over the pretty gardens and views beyond. The bespoke hand made kitchen was created by Thoroughly Wood of Stowting and has a good range of wall and base units, a mix of solid wood and quartz work surfaces, a butler sink and spaces for appliances.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Bedroom one is set to the rear of the property and benefits from an en-suite shower room and has a patio door which leads out to a secluded seating area overlooking the rear garden. Bedroom two is a good size double with a vaulted ceiling and bedroom three has an en-suite shower room and doors which leads to another secluded courtyard seating area. There is also a family shower room.

The property is situated away from the road along a gravel drive beside Lime Tree Farmhouse, double gates lead to the large parking area. The rear garden is clearly a labour of love for the current owners and measures approximately 72' x 72' with many established trees and shrubs, flower borders, two sheds and a workshop. There are secluded seating areas along with a large lawn and some of the most fantastic views over the Kent Downs Area Of Outstanding Natural Beauty.

Lime Tree Farm lies just 4 miles South of the Cathedral city of Canterbury, an ancient thriving city with an abundance of café's restaurants and shopping facilities. Educationally Canterbury is very well provided for with two universities, the world renowned King's school, the Simon Langton Boy's & Girl's Grammar schools, Barton Court Grammar, Kent College & St Edmund's all within a 15 minute drive. Transport links are excellent with Canterbury West Station being just a 10 minute drive connecting with its high speed service to London St Pancras in just 56 minutes. Being situated on the Stone Street this makes for very good road links to Ashford and the Channel Tunnel at Cheriton.

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

Services: Mains, electricity, water & drainage.

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

Date: These particulars were prepared on 2/5/24

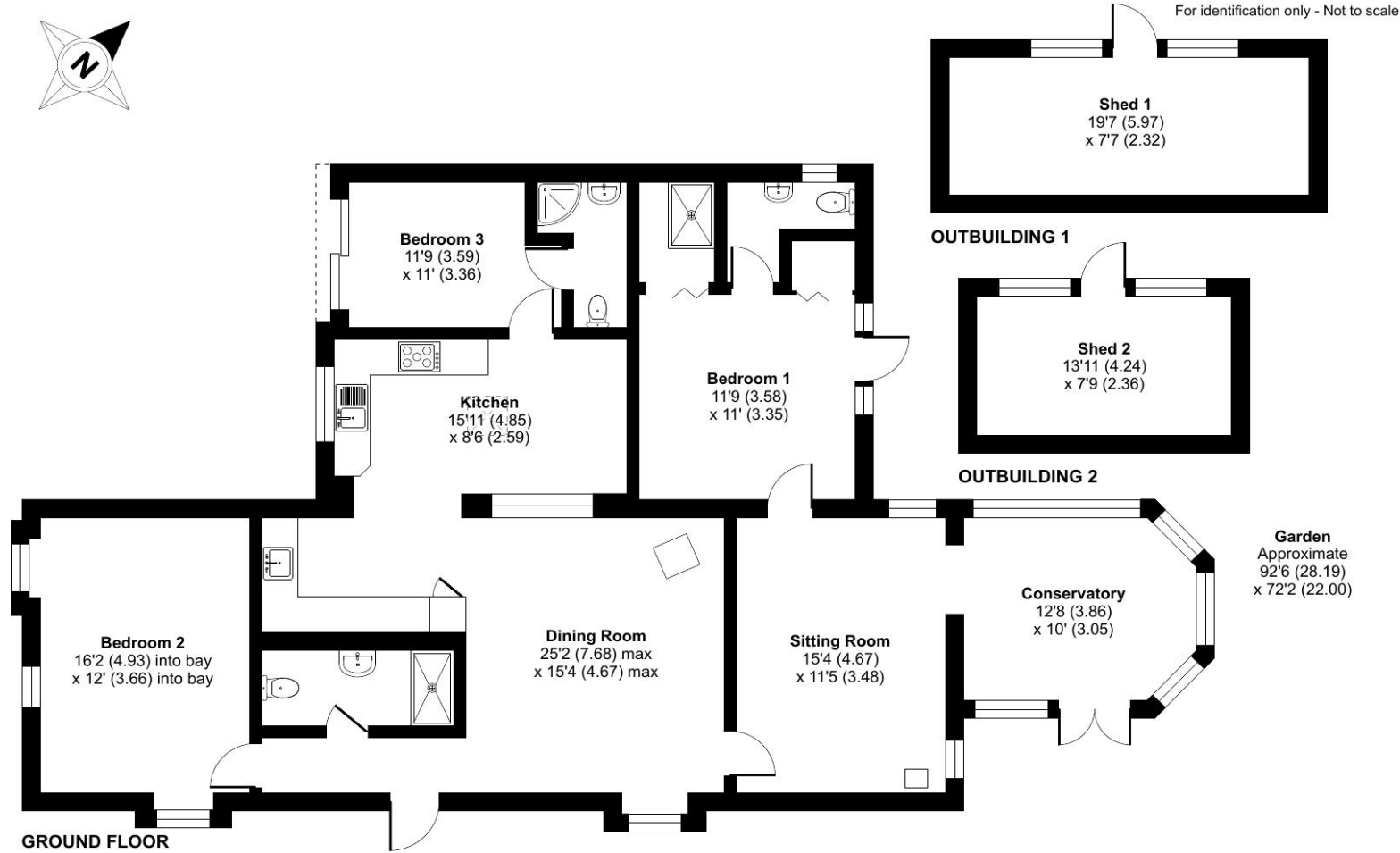






Approximate Area = 1409 sq ft / 130.9 sq m
 Outbuildings = 255 sq ft / 23.7 sq m
 Total = 1664 sq ft / 154.6 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Finns. REF: 1119705

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.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Pack House
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
Tel: 01843 848230

