



Bifrons House, Patrixbourne, Canterbury, Kent, CT4 5DA

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BIFRONS HOUSE

Patricxbourne, Canterbury, Kent CT4 5DA

Guide Price £1,800,000 Freehold

A unique and fascinating Grade II Listed village house in one of the county's most beautiful villages, set in just over an acre of wooded gardens and grounds.

- Hall
- Drawing Room, Study, Dining Room
- Kitchen / Family Room with Utility Room and Cloakroom. Cellar
- 5 Bedrooms and 4 Bathrooms
- Summer House & Oak framed Open Car Barn
- Detached outbuilding with partially implemented planning consent for a 2 bedroom annexe
- Outdoor heated Swimming Pool
- Beautifully maintained, wooded gardens

Bifrons House is believed to have formerly been the Dower House to the principal house in Bifrons Park, which was demolished after the Second World War. According to the listing, the property was built in the mid to late 19th Century in a very similar style to many of the other estate cottages. These are richly decorated with carved barge boards, ornate chimneys and jettied first floors. The rear of the house has a beautiful stone porch with exposed timber framing. Bifrons House is certainly one of the most unique houses in Patricxbourne – one of the most sought-after villages in East Kent.

During the current vendors' ownership, the house has been sympathetically extended and updated and has a partially implemented planning consent to convert a detached outbuilding into a two-bedroom annexe. The attention to detail is superb with bespoke joinery by Thoroughly Wood.

Gardens and Grounds

Bifrons is approached through electric gates over a long driveway running through wooded grounds to an oak-framed open car barn. Expansive lawns sweep away from the house with an outdoor swimming pool heated by an air source heat pump in a secret garden a little way from the house.



Surrounding Area & Local Amenities

Patricbourne is in an unrivalled location, just over a mile from the Bridge junction of the A2 London to Dover Road. Bridge itself (also about 1 mile) has an excellent selection of local facilities including a doctor's surgery, public houses, a village shop, a dentist's surgery and a tea room. Regular trains run from Bekesbourne Station (just over ½ mile distant) on the Dover to London Victoria line. The HS1 service (London in just under an hour) runs from Canterbury West Station. The Eurotunnel is at Folkestone (15 miles). Canterbury is within 4 miles and offers an excellent selection of shopping and leisure facilities. Schooling in the area is excellent, with a wide choice of schools in both the state and private sectors for all ages and abilities.

Services

Mains water, electricity, gas and drainage.

Assessments

Bifrons House – Canterbury City Council, Council Tax Band 'G'.

Energy Performance Certificate

Bifrons House is rated 'C'.

Planning

Planning consent was granted (reference CA/15/00136) on 11th May 2015 for “*Conversion of outbuilding to residential annexe including rebuilding of rear wing: erection of garage and formation of new entrance and driveway*”. Works on this have commenced due to the completion of the garage and the formation of a new entrance and driveway. A copy of the Decision Notice and other documents can be obtained from the agents.

Date

These particulars were produced on 8th October 2025 and photographs taken in September 2025.

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



The Street, Patrixbourne

Approximate Gross Internal Area = 260.20 sq m / 2800.77 sq ft

Cellar = 13.02 sq m / 140.15 sq ft

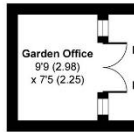
Carport = 46.18 sq m / 497.08 sq ft

Garden Office = 6.70 sq m / 72.11 sq ft

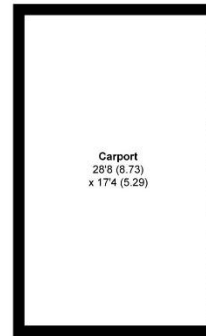
Outbuildings = 64.11 sq m / 690.07 sq ft

Total = 390.21 sq m / 4200.18 sq ft

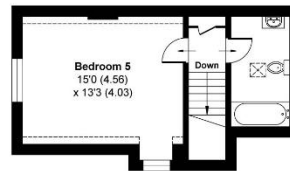
For identification only - Not to scale



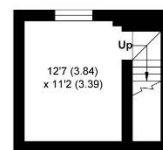
GARDEN OFFICE



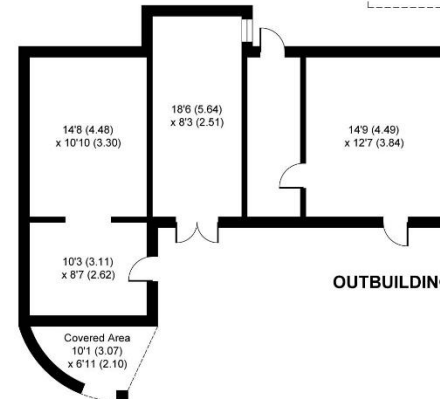
CARPORT



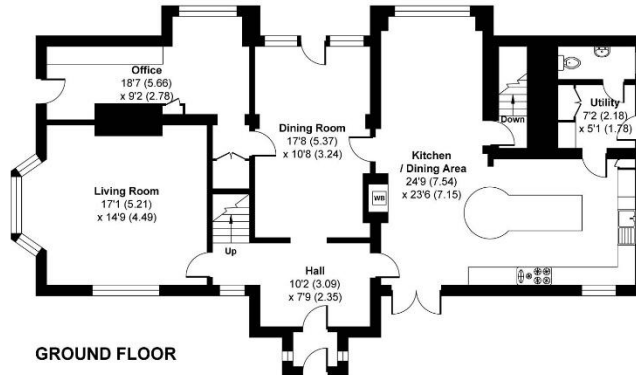
SECOND FLOOR



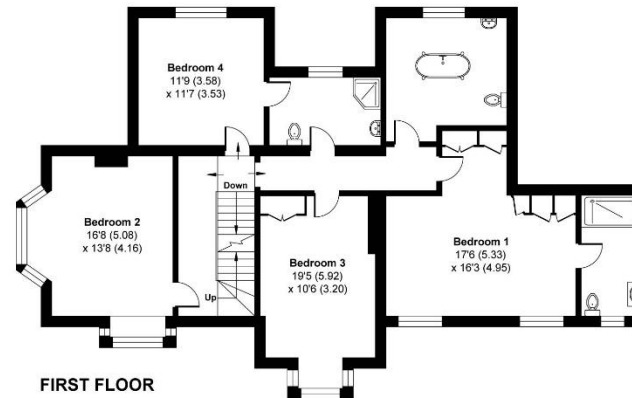
CELLAR



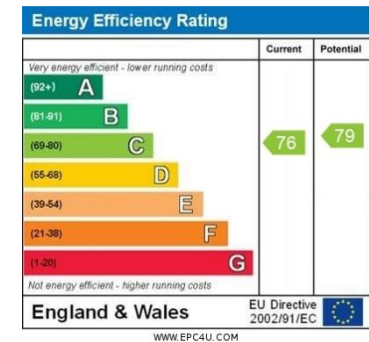
OUTBUILDINGS



GROUND FLOOR



FIRST FLOOR



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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