



FOUNDATION

01227 752617

gatehouse@foundationproperty.co.uk

foundationproperty.co.uk



Archway House, 16 The Street, Godmersham CT4 7DU

5 BEDROOMS | 4 BATHROOMS | 5 RECEPTIONS

Freehold



Archway House, 16 The Street, Godmersham CT4 7DU

- A Handsome Grade II Listed Semi-Detached Cottage
- Generously Extended Accommodation
- Well Presented With Many Original Features
- Four Bedrooms - Four Reception Rooms
- Superb Contemporary Home Office/Guest Annexe
- Set Within Approx. Three Acres Of Grounds
- Exceptional Equestrian Facilities With Separate Access
- Including An Arena, Paddocks, Barns & Extensive Stabling

SITUATION:

The property is conveniently situated in the charming village of Godmersham, surrounded by beautiful rolling countryside, yet within easy reach of the cathedral city of Canterbury and the bustling market town of Ashford. The village is famed for its connection to Jane Austen with her brothers' home, Godmersham Park, currently appearing on the £10 note.

The village incredibly has a Gigabit broadband connection and is served by a recently refurbished village hall and an ancient parish church whose origins date back to the 12th century.

The local area offers exceptional hacking and walking in both directions, through Godmersham Park, into Kings Wood on one side, and up the North Downs bridleway and into Denge Woods on the other. There are also multiple equestrian competition venues nearby, including Chilham Park (an

international eventing venue) approx. five minutes away.

The nearby historic city of Canterbury offers a superb range of shopping, leisure and recreational amenities including the White Friars Shopping Centre and a vibrant and bustling High Street with a good mix of high street brands, independent retailers, cafes and restaurants. Canterbury also offers an excellent choice of educational amenities including state grammar and private schools and three universities. The city is served by two mainline stations with the high speed rail link to London St. Pancras running from Canterbury West station.

The nearby market town of Ashford offers an excellent range of recreational and shopping amenities, with a bustling High Street and several good nearby retail outlets including the McArthur Glen Designer Outlet Centre, whilst Eureka Park offers a selection of restaurants, a Cineworld and a Bannatyne Health Club & Spa.



DESCRIPTION:

A generously extended Grade II Listed semi-detached cottage, set within just under three acres of grounds, with a detached annexe and an outstanding array of equestrian facilities, including an all-weather arena, extensive barns, stabling and outbuildings and several paddocks, in a magnificent rural setting just eight miles from Canterbury. Archway House dates back to circa 1850's and has retained some wonderful period features, however it was sympathetically extended during the 1980's, with an exceptional degree of care taken to replicate the ornate architectural detailing of the original cottage. The property has seen numerous further improvements in recent years, including the addition of a spectacular detached outbuilding, which serves as a home office/guest annexe.

The property is entered via a front door, which opens into an entrance hall, with stairs to the first floor. A latch-key door opens into a lovely reception room, with beautiful

oak flooring and an exposed brick chimney breast, with a Hunters wood burning stove. Another latch-key door opens into a family room, with exposed beams, original fitted cupboards and a ceramic tiled floor. From here, double doors open into an impressive open plan living/dining room. This has a dual aspect, oak flooring, exposed beams and an inglenook fireplace with another Hunters wood burning stove. The living/dining room also opens into a stunning Amdega Victorian style double glazed conservatory, with an exposed brick wall and a natural stone floor, with under floor heating beneath.

The kitchen is to the rear of the house and has been fitted with a range of modern wall and floor units, set around wood effect work surfaces, brick effect wall tiles and a Cotto d'Este terracotta tiled floor. The kitchen extends into another area, with a tall larder unit, an area for coats and shoes and access to the rear garden. Another door opens into a useful utility room and shower room/WC, with plumbing for white goods and a Belfast style sink.

On the first floor, a central landing leads to four bedrooms (three doubles and a comfortable single) and a well-appointed family bathroom. This has been fitted with a modern white suite, including a high quality Hansgrohe shower, over the bath.

The main bedroom has a pleasant dual aspect, a built-in wardrobe and an en-suite shower room/WC. The second bedroom is also a good size double room and has a range of bespoke built-in wardrobes including a large, walk-in wardrobe.

HOME OFFICE/ANNEXE:

In 2019, a large detached garage was demolished and a superb outbuilding erected in its place. This has been finished to an exceptional standard, with a contemporary design incorporating extensive glazing and bi-folding doors and currently serves as a home office/guest annexe. There is a sitting room with a well-equipped kitchen area, a spacious dual aspect double bedroom and a well-appointed shower room.





OUTSIDE:

The house sits within a generous plot of 2.98 acres, with two vehicular entrances, a driveway adjacent to the cottage, providing parking for several cars, and a further, gated entrance from the A28 which grants vehicular access to the equestrian facilities and the land at the rear of the cottage. There is an attractive front garden with an EV charger point, enclosed behind a picket fence and mature hedging. A timber five bar gate leads to the rear garden, which is mainly laid to lawn and planted with a variety of mature flowers and shrubs. There is a block paved patio area adjacent to the house and a gravelled patio area by the annexe. A pathway meanders through the garden, past a variety of mature trees, including oak and silver birch, to an archway. This leads into a section of natural garden, with areas of meadow, mature trees and a children's play area.

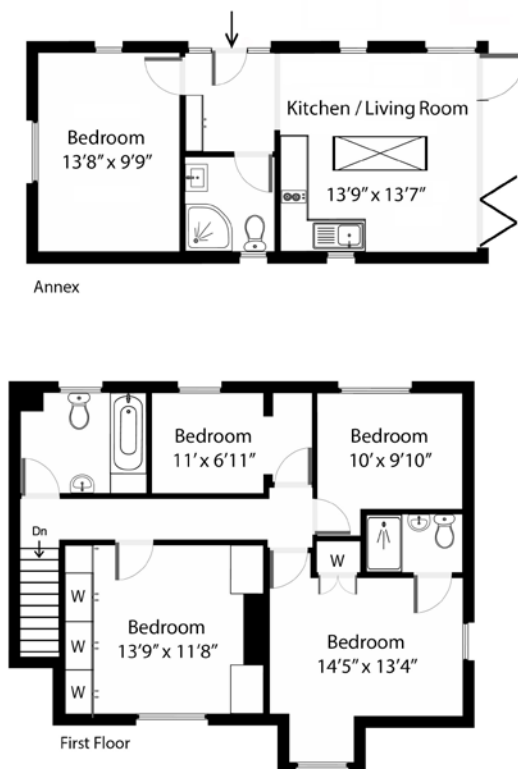
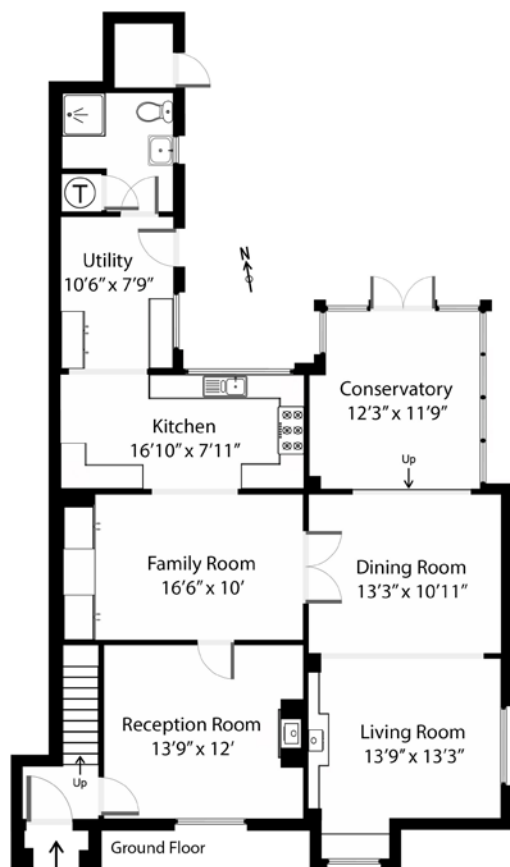
From here, a gate opens into 2.57 acres of equestrian land, with a superb array of facilities. These include: a 60m x 20m Mark Scott all-weather arena with a premium rubber and sand surface and schooling mirrors; an American barn-style stable, with five loose boxes with rubber matting, automatic drinkers, LED lighting and 9KW PV solar panels; a further stable block (recently reroofed) with two stables, a tack room and a hay store; a lean-to haybarn with a hot-wash area; a pole barn (recently reroofed); a barn (more than big enough to house a horse box) and a field shelter.

There are several paddocks, with automatic water troughs, all enclosed by post and rail fencing. The stable yard is alarmed and monitored by a state-of-the-art 1080p HD CCTV system and has extensive hardstanding which is accessed via electronic gates with a remote intercom system.









TOTAL FLOOR AREA: 1832 sq. ft (170 sq. m)
ANNEXE: 415 sq. ft (39 sq. m)
STABLES & STORE: 1656 sq. ft (154 sq. m)



EPC RATING
A



COUNCIL TAX BAND
E



GENERAL INFORMATION
The property is Grade II Listed. The property is served by mains gas and private drainage.

The Gatehouse, Brenley Lane, Boughton-under-Blean, Faversham, ME13 9LU
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