



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



The Plantation, Iffin Lane, Canterbury CT4 7BD

6 BEDROOMS | 5 BATHROOMS | 4 RECEPTIONS

Freehold



The Plantation, Iffin Lane, Canterbury CT4 7BD

- Substantial Detached Residence
- Over 3400 Sq.Ft Of Versatile Accommodation
- Wood Burning Stove & Solar Panels
- Self-Contained One Bedroomed Annexe
- Set Within Approx. Five Acres Of Grounds
- Immaculate Gated Tennis Court
- Vegetable Garden & Fruit Trees
- Large Driveway & Double Garage
- Approx. Two Miles To The Cathedral City of Canterbury

SITUATION:

The Plantation is set in a rural location situated just over two miles from the city centre and Canterbury East train station with its fast links into London.

The cathedral city of Canterbury offers a wide choice of amenities including a range of High Street and independent retailers, restaurants, pubs, leisure facilities and the very popular recently refurbished Marlowe Theatre.

It also has an excellent selection of both state and independent schools, along with three universities, two mainline railway stations, two hospitals and a very good bus service.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities.

Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

Ashford International station and the Channel Tunnel at Folkestone are both about 14 miles away and provide regular Eurostar and shuttle services to the continent, whilst the A2/M2 motorway provides good access to both London and the Channel port of Dover.

The surrounding countryside is ideal for those who enjoy outdoor pursuits, such as walking, cycling and horse riding. There are also numerous pretty villages nearby with typical village pubs to visit, giving you the ideal balance between city and country living.



DESCRIPTION:

A unique and exceptionally spacious detached property offering over 3400 sq.ft of versatile accommodation which includes an annexe that is contained within the main house, yet enjoys its own private access via the conservatory, providing a perfect balance between independent and collective living.

The Plantation occupies a generous plot of over five acres which includes stunning landscaped gardens, a beautifully kept tennis court, a vegetable garden, and an expanse of paddocks, which could easily be further developed if one was looking for equestrian facilities.

Built in the 1980's to a very high standard yet has been significantly extended and enhanced by the current owners who have created a warm and welcoming home with many energy saving improvements including new windows and doors, the installation of a wood burner and solar panels which have dramatically reduced energy consumption.



The property for many years was used to run a very successful bed and breakfast business, utilizing the vast amount of versatile accommodation.

The ground floor offers a dual aspect, open plan family living room with a wood burning stove and large doors onto the garden, this leads onto the double-glazed conservatory with Amtico flooring and two sets of French doors to the patio area.

A kitchen breakfast room sits adjacent to the sitting room which could be knocked through to create a large kitchen diner, whilst to the rear of the kitchen there is a convenient utility room with WC and access to both outside and the annexe.

The downstairs space is further enhanced by an office and two bedrooms which share a bathroom and small kitchenette, ideal for guests.

To the first floor one will find a galleried landing leading to three exceptionally large double bedrooms each with ample storage, their own ensuite bathrooms and stunning views.

ANNEXE:

The annexe is contained within the main house, yet enjoys its own private access via the conservatory, providing a perfect balance between independent and collective living, ideal for an au pair or relative. It has an open plan living area with kitchenette, a conservatory, a pleasant bathroom, and double bedroom.





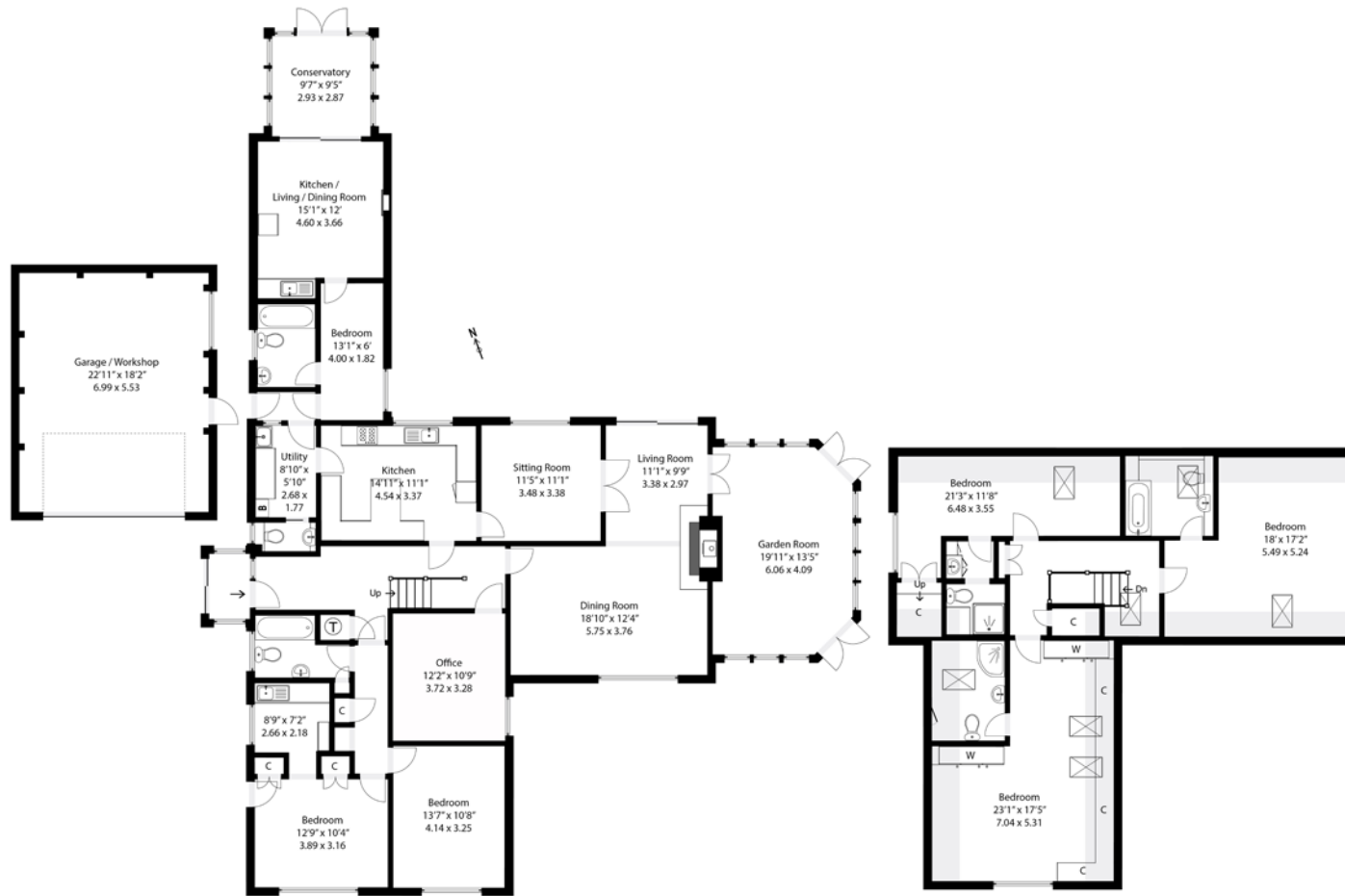


OUTSIDE

The Plantation is set within a generous and secluded plot of approximately five acres, which backs onto beautiful rural countryside. The property has extensive parking, which runs along the side of the property and leads to the double, vaulted garage. The gardens wrap around the house and have been immaculately landscaped by the current owner who has meticulously tended to every bed and border.

There is a large greenhouse which is further complemented by fruit trees and several raised beds which have an abundance of home-grown vegetables. The grounds are mainly laid to lawn and planted with a variety of trees and herbaceous borders and a seating area arranged off the garden room, on attractive patio tiles. A gated tennis court has been enjoyed by the family over the years and is perfectly maintained and is a wonderful asset to this splendid property.





TOTAL FLOOR AREA: 3820 sq. ft (355 sq. m)
 HOUSE: 3404 sq. ft (316 sq. m)
 GARAGE: 416 sq. ft (39 sq. m)



EPC RATING
 C



COUNCIL TAX BAND
 G



GENERAL INFORMATION
 Solar Panels, eco private drainage, mains gas.

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

