



FOUNDATION

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Greenleas, The Street, Adisham, Canterbury CT3 3JW

3 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



Greenleas, The Street, Adisham, Canterbury CT3 3JW

- Delightful Detached Property
- Opportunity To Extend & Enhance
- Three Bedrooms & Family Bathroom
- Open Plan Lounge Dining Room
- Set Within 1.2 Acres Of Beautiful Grounds
- Paddocks & Stables For Equestrian Use
- Large Driveway & Garage
- In The Heart Of Adisham Village

SITUATION:

Adisham is situated just six miles to the southeast of the Cathedral City of Canterbury and is set amidst beautiful Kentish farmlands. The village has a strong sense of community with several regular clubs and activities, an excellent primary school rated outstanding by Ofsted, a village hall and a beautiful church dating back to the twelfth century. It also benefits from a mainline railway station with a regular and direct service to London.

The nearby village of Wingham is an ancient and historic village with many period homes and listed buildings dating back to the early thirteenth century. The village has a thriving high street offering a good range of shops and amenities, three public houses and the village primary school. It is surrounded by beautiful countryside and farmland.

The Cathedral city of Canterbury is just six miles away and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre.

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.



DESCRIPTION:

A 1970s detached property situated in the heart of Adisham and occupying a generous 1.2 acre plot of beautiful gardens, and a paddock with stables.

Greenleas has been with one family for almost thirty years and is immaculately presented but offers the potential for someone to enhance and modernise with further opportunities to extend or add an annexe.

The front door opens into a large entrance hall with cloakroom and understairs cupboard. To the right there is a bay fronted sitting room with French doors that open into a dining area which has patio doors leading to the garden.

There is a little hatch between the kitchen and dining area however opening these two spaces would create a large open plan family space ideal for busy families.

The kitchen breakfast room can be accessed via the hallway and has been fitted with a Moben kitchen that surround several free-standing appliances as well as an integrated gas hob, electric oven and dishwasher, a breakfast bar has been fitted adjacent to the side access.

To the first floor a large galleried landing leads to a well-appointed family bathroom and three bedrooms.

The two double bedrooms both have fitted wardrobes whilst the rear bedroom has spectacular views of the garden and paddock.

OUTSIDE:

Greenleas occupies a generous 1.2 acre plot with pretty front gardens and a gated driveway which could hold several cars and leads one to a garage.

The rear garden has a patio area that spans the full width of the house, whilst the garden is mainly laid to lawn interspersed with herbaceous beds and attractive shrubs. There are several mature trees which include a red maple, cherry blossom, and ash. A pond attracts wildlife whilst an archway leads onto a wild garden with a playhouse.

Before reaching the paddock there is an area which has been used as a vegetable garden. There are two chart stables, and the paddock is large enough to keep sheep, a pony or small horse.

Alternatively, if one didn't need equestrian use, there is the opportunity to build an annexe STPC.

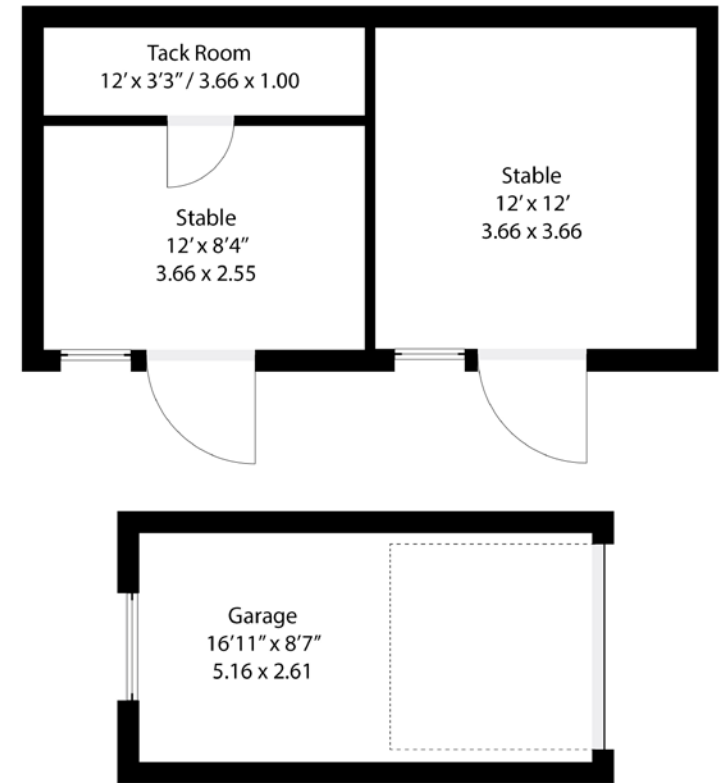
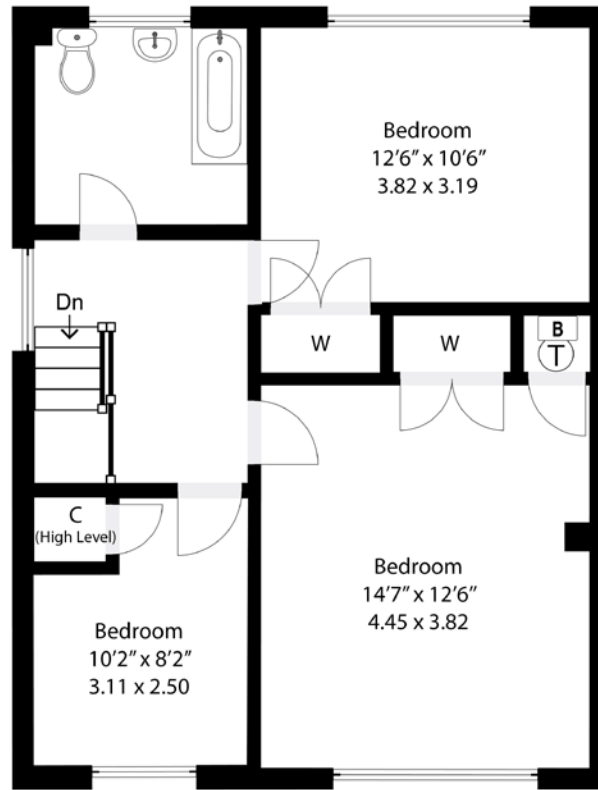
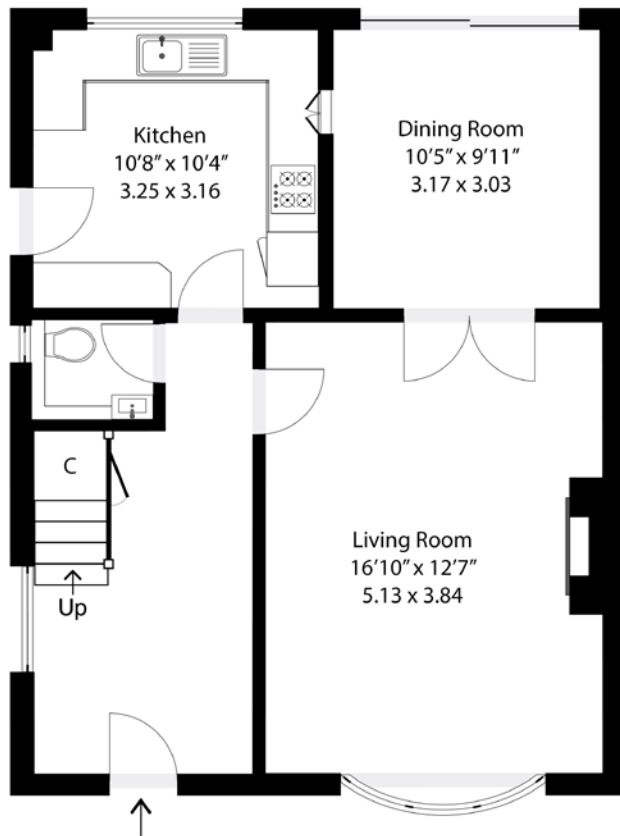


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



TOTAL FLOOR AREA: 1624 sq. ft (151 sq. m)
HOUSE: 1186 sq. ft (110 sq. m)
OUTBUILDINGS: 438 sq. ft (41 sq. m)



EPC RATING
C



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

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