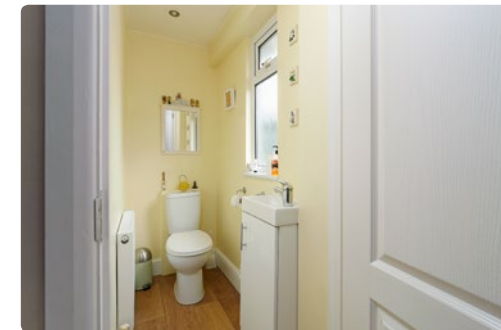
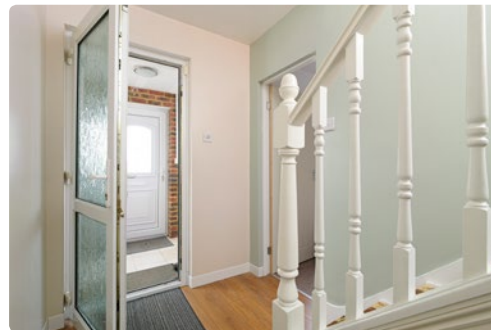




Freehold



## Parkmead, Stone Street, Petham, Canterbury CT4 5PU

- Substantial Detached Residence
- 4000 Sq.Ft Including Extensive Workshop
- Self Contained Annexe
- Six Bedrooms & Four Bathrooms
- Open Plan Living Areas
- 0.19 Acre Plot With Large Driveway
- Stunning Views Over Rural Countryside
- Close To The Cathedral City Of Canterbury

### SITUATION:

Parkmead enjoys a wonderfully rural setting, enjoying magnificent views over rolling fields and countryside in an Area of Outstanding Natural Beauty and backing onto a Nature Reserve, near the picturesque village of Petham. Petham is a small village and civil parish in the North Downs, approx. five miles south of Canterbury and just a short drive from the village of Bridge. The village is served by a pre-school playgroup, a primary school, a village hall and a beautiful 13th century Church of All Saints and has a good sense of community. The nearby village of Bridge offers a Health Centre, dental surgery, mini market, post office, butchers, the local church of St. Peters, three pubs and a well regarded primary school.

Canterbury 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.

The bustling market town of Ashford is just twelve miles away, with its thriving High Street and out of town designer shopping outlets. The town also offers a wide range of recreational and educational amenities, with both state and private schools available. The town is also served by the William Harvey Hospital, just off junction 10 of the M20 and Ashford International station, which provides a high speed rail service to London St Pancras in just 37 minutes, as well as offering a regular Eurostar shuttle service to the continent.



**DESCRIPTION:**

A substantial detached property set in a wonderfully rural location with splendid views of rolling countryside and occupying a generous plot of 0.19 acres, which includes a large driveway and stunning garden with unspoilt views across to Stelling Minnis.

Parkmead has been with one family for over two decades and seen significant changes over the years including the addition of a three-bedroom self-contained annexe.

In total there is now 4000 sq.ft of versatile space which includes an 80ft workshop which could be further converted STPC. The annexe gives the option of two generations living side by side or an opportunity to run a holiday let adjacent to the main house.

The front door opens into an entrance hall with reception room to the left and stairs to the first floor. At the rear of the property, one will find a large kitchen breakfast room which

links directly with the living area. The room spans the full depth of the property and has French doors to the rear garden, the sitting room has a wood burning stove nestled within the chimney breast.

To the first floor one will find three double bedrooms and a well-appointed family bathroom. The main bedroom has fantastic views of rolling countryside and benefits from an ensuite shower room.

**ANNEXE:**

The access to the annexe is via the side of the property and leads one to an open plan living area which has clear division for cooking, dining and relaxing, the kitchen has been fitted with an array of modern gloss units which integrate several appliances.

The stairs are open to the living area and ascend to a central landing which in turn leads to three generously proportioned

bedrooms and a recently installed bathroom, the main bedroom also benefits from an ensuite shower room.

The annexe provides a wonderful opportunity for relatives to live close by but with independence or alternatively it could provide additional income as a holiday let.

**OUTSIDE:**

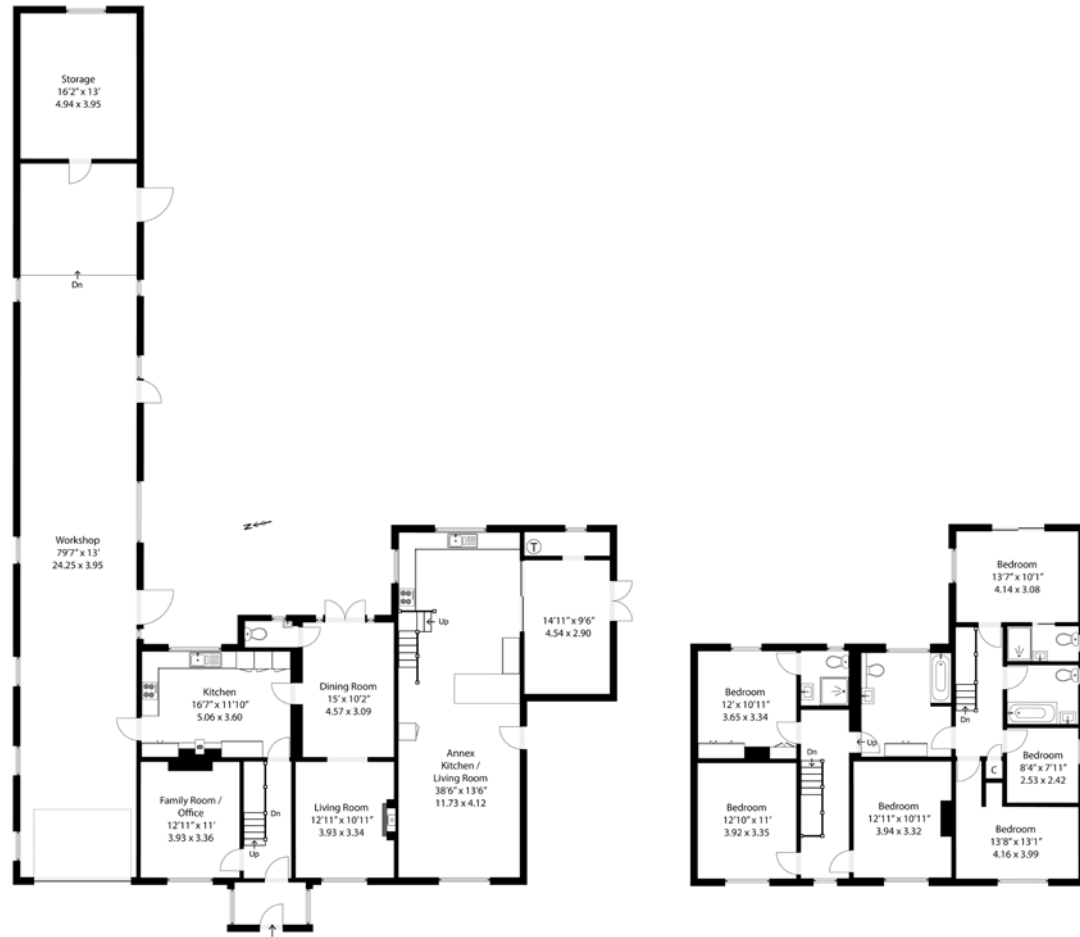
Parkmead sits on almost a third of an acre which includes a large driveway which could accommodate half a dozen cars. An 80ft workshop runs alongside the left of the property and could be further converted STPC.

The rear garden has a large patio which leads to a garden mainly laid to lawn and interspersed with young trees and mature shrubs.









TOTAL FLOOR AREA: 4000 sq. ft (471 sq. m)  
 HOUSE/ANNEXE: 2760 sq. ft (256 sq. m)  
 WORKSHOP: 1240 sq. ft (115 sq. m)



EPC RATING  
 TBC



COUNCIL TAX BAND  
 F



GENERAL INFORMATION  
 Private drainage & oil fuelled heating

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

01227 752617 | [sales@foundationestateagents.co.uk](mailto:sales@foundationestateagents.co.uk) | [www.foundationestateagents.co.uk](http://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.

