



Freehold



Kingsley House, Hollybush Lane, Wickhambreaux CT3 4BG

- An Enchanting Grade II Listed Detached Residence
- Set Within 0.9 Acres Of Glorious Gardens & Grounds
- Generously Extended & Sensitively Restored
- Over 3000 Sq. Ft Of Accommodation Over Four Floors
- Five Bedrooms - Three Bathrooms
- Four Reception Areas & Bespoke Orangery
- Spectacular Rural Setting Near Idyllic Village
- Magnificent Views Over Rolling Countryside

SITUATION:

Kingsley House enjoys an incredibly private and secluded rural setting, surrounded by beautiful rolling farmland and countryside, yet within easy reach of the highly sought-after villages of Wickhambreaux and Stodmarsh.

Wickhambreaux is a charming and historic village, just five miles from Canterbury, with a strong sense of community centred around the village hall, the Rose Inn, a cricket club, a C of E primary school and the beautiful 14th century church of St. Andrew's. The village has a number of distinctive period properties clustered around the pretty village green, including a former watermill on the banks of the Little Stour.

The surrounding countryside is good farmland producing some of Kent's finest fruit as well as cereal and vegetable crops. Close by are the lakes and marshes of Stodmarsh Nature Reserve. The larger village of Littlebourne, just a mile away, benefits from a

post office, shop, a primary school, a church and a GP practice, whilst the bustling village of Wingham is just two miles away and also offers excellent local amenities.

The cathedral city of 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.



An exceptionally beautiful 17th century, Grade II Listed detached residence, with an enchanting symmetrical façade and an artistically presented interior, which is flourishing in characterful features and period charm.

Kingsley House occupies almost an acre of beautifully landscaped gardens, which include a garden kitchen, several fruit trees, a play area, and multiple outbuildings, in addition to a timber framed greenhouse, a Finnish sauna and a splendid summer house.



Kingsley House has a wealth of history; the cellar was built in 1647 at the time of the plague, by a London merchant in which to store his merchandise.

In later years, a two-storey house was added on these footings by The Kingsley family, father of Charles Kingsley the famous author who wrote 'The Water Babies'.

Sympathetically extended in later years, there is now over 3000 sq.ft of lovingly enhanced

accommodation, which is rich in fine F&B décor and bespoke joinery, both of which complement the stripped floorboards, latch-key doors, inglenook fireplaces and exposed oak beams.

The handsome front door opens into a spacious entrance hall, with a 17th century balustrade dressing the staircase.

To the right, there is an elegant, dual aspect family room, whilst to the left, the living room is similar in size with equally beautiful timber framed windows and a wood burning stove nestled beneath a bressummer and set within an inglenook fireplace.

To the rear of the property, there is a vestibule leading to a family bathroom (with a lovely rolled top bath), whilst to the right, there is a charming kitchen/breakfast room which links to a timber framed orangery via a spectacular arched, glazed doorway.

The kitchen has a double range stove, a twin ceramic butler sink and an array of

traditionally styled fitted units, finished with cup handles and rich granite work tops.

The double cellar can be accessed from the entrance hall but also via a hatch in the kitchen. This is the oldest part of the house and is bursting with 17th century charm, including medieval beams, exposed brickwork and even a bread oven.

This impressive and atmospheric space is currently used as a formal dining area to one side and a gym to the other, however the space could also work as a games room or cinema room.

To the first floor, there are two, spacious double bedrooms (one enjoys a huge, adjoining dressing room) and a beautiful bathroom.

Both bedrooms have a splendid dual aspect and stunning fireplaces, whilst the dressing room has bespoke wardrobes and wonderful views of the garden.



To the second floor, there are two further bedrooms, which share a bathroom. This is an enchanting floor, ideal for children sharing, as the current owners have creatively presented these rooms using exceptional craftsmanship, bespoke carpentry and fine décor.

The intricate joinery displays built-in cabin beds perfect for children sharing or alternatively the most magical guest room.

OUTSIDE:

Kingsley House occupies 0.9 acres of beautifully maintained, perfectly presented grounds, which have an abundance of mature trees, trailing roses, and established wisteria.

There is a well organised kitchen garden, with a 'Monty Don' timber framed green house, several raised beds and an abundance of fruit trees.

The main garden is an enchanting, magical space with an expanse of lawn, a play area for the children and a spot for keeping pigs and chickens.

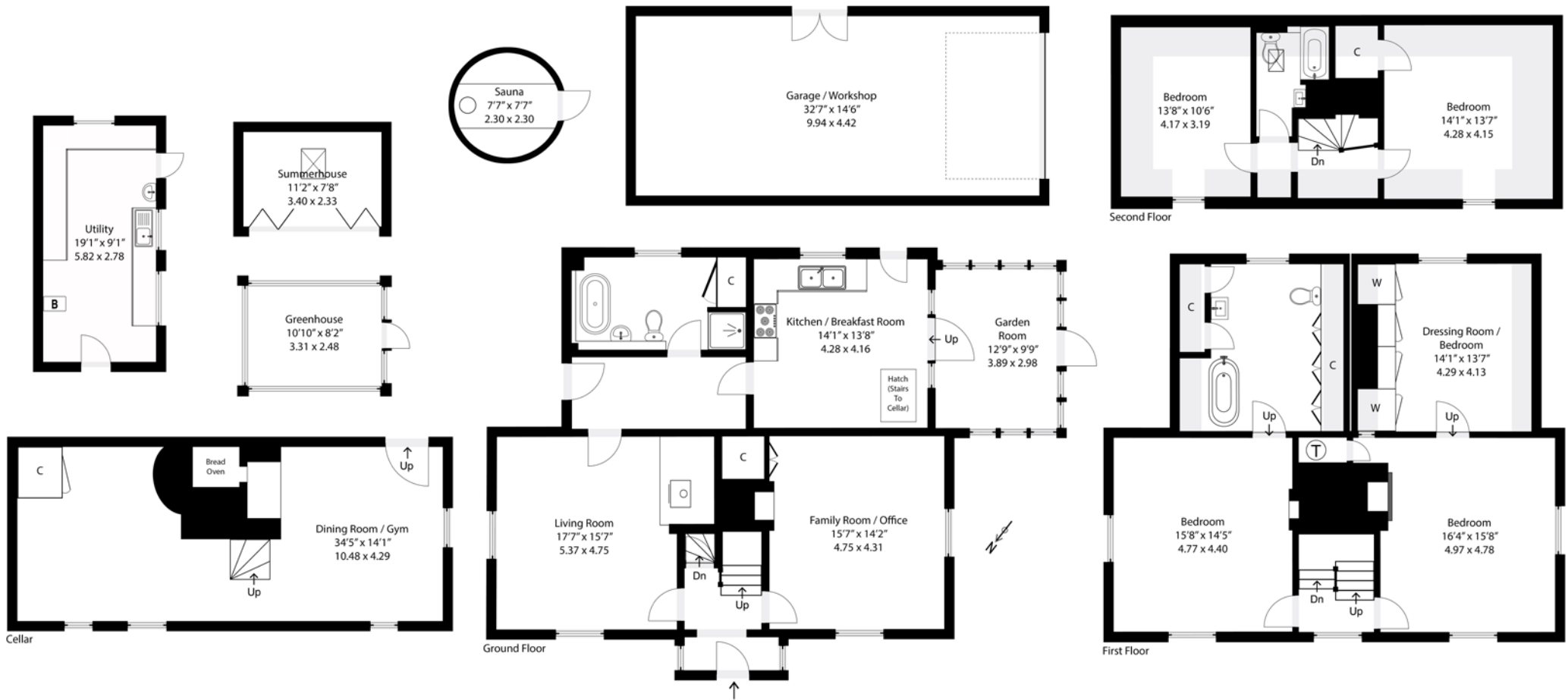
The garden is further enhanced by a decked sun terrace, which is adjacent to a summer house and is complemented by a superb Finnish sauna and an outdoor shower.

To the front of the property, there is an 'in and out' gravelled driveway, with parking for several cars. This leads to a double garage, which could potentially be sympathetically re-built (subject to the necessary consents) to offer an annexe or workshop.









TOTAL FLOOR AREA: 3930 sq. ft (284 sq. m)
 HOUSE: 3054 sq. ft (284 sq. m)
 OUTBUILDINGS: 876 sq. ft (81 sq. m)



EPC RATING
 E



COUNCIL TAX BAND
 G



GENERAL INFORMATION
 The property is Grade II Listed & served by private drainage and oil fired central heating.

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