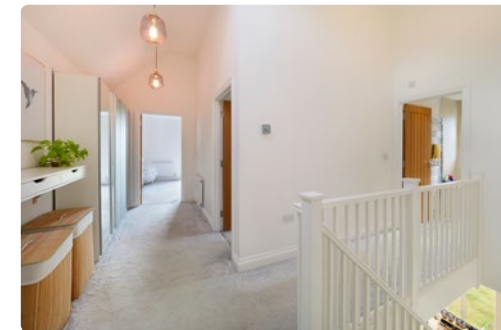




Freehold



4 Folly Farm Gardens, Canterbury CT2 7FR

- Striking Contemporary Barn Style Residence
- Set Within The Grounds Of Folly Farm
- 1900 Sq.Ft Of Artistically Presented Accommodation
- Creative Architecture & Interior Design
- Vaulted Ceilings & Extensive Glazing
- Open Plan Living Areas With Bi-Fold Doors
- Quartz Topped Modern Kitchen With Smeg Appliances
- Generous Plot With Impressive Views

SITUATION:

Folly Farm Gardens has a wonderfully convenient yet semi rural location just over a mile from the Cathedral city of Canterbury with many amenities on the doorstep which include the new Curzon cinema, M&S food hall, Excellent restaurants and the popular St Stephens 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. There is a good range of schools in both the public and private sectors, including King's, St Edmund's, Kent College and Simon Langton Boys and Girls Grammar Schools. There are also two universities and various colleges of further education.

The property is exceedingly well placed for Canterbury West station, which offers a High-Speed Rail service to London (St Pancras 56 mins).

Fordwich approx. two miles away has many fine period buildings, two well-known public houses, one of which has a Michelin Star, Fordwich has a reputation for being the smallest 'town' in England and enjoys walks, cycling and paddle boarding along the River Stour.

The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a good selection of primary and secondary schools and excellent leisure facilities and is seven miles away.



DESCRIPTION:

A striking contemporary barn style residence built in 2017 as part of an exclusive development which has been thoughtfully designed using the highest degree of architecture giving a significant sense of space and light. Set within the grounds of 17th century grade II listed Folly Farmhouse, there are just four family homes sympathetically designed to blend with the former surroundings, dark clad facades to represent the barns which would have originally stood in its place.

There is almost 1900 sq.ft of beautifully appointed accommodation which presents vast open plan living areas, extensive glazing, and vaulted ceilings teamed with fine decor, a bespoke kitchen and beautiful natural materials.

The front door opens into a grand entrance hall with engineered oak flooring which has been laid seamlessly through the entire ground floor.



To the right there is a beautiful dual aspect open plan living room which has been creatively designed to offer plenty of space for relaxing and dining, with bi-fold doors linking to the rear garden and the rolling countryside.

To the left there is an open plan kitchen breakfast room with another set of bifold doors leading to the south facing front garden. Beautifully fitted with a bespoke shaker style kitchen with sleek quartz work tops, a ceramic Belfast sink and many Smeg appliances fully integrated including a full fridge with separate freezer, and double range five ring gas stove. The ground floor is further enhanced by a utility area and cloak room off the entrance hall.

Stairs ascend to the first floor where one will find a magnificent vaulted galleried landing which leads to four bedrooms all with spectacular ceiling heights. There is a well-appointed family bathroom in addition to two ensuite shower rooms accompanying the larger bedrooms.

The principal bedroom has fitted wardrobes and enjoys stunning views through the floor to ceiling glass windows.

OUTSIDE:

Folly Farm was designed to blend with its surrounding and original heritage, the barn provides two parking spaces along with a substantial amount of storage in the mezzanine landing.

Number four has one of the largest plots, due to its corner position, to the front of the property there is a neatly laid lawn making the most of the southerly aspect, along with an additional parking space to the side.

From the bifold doors off the living room there is a low maintenance garden which captures the expanse of wild meadow and rolling countryside.

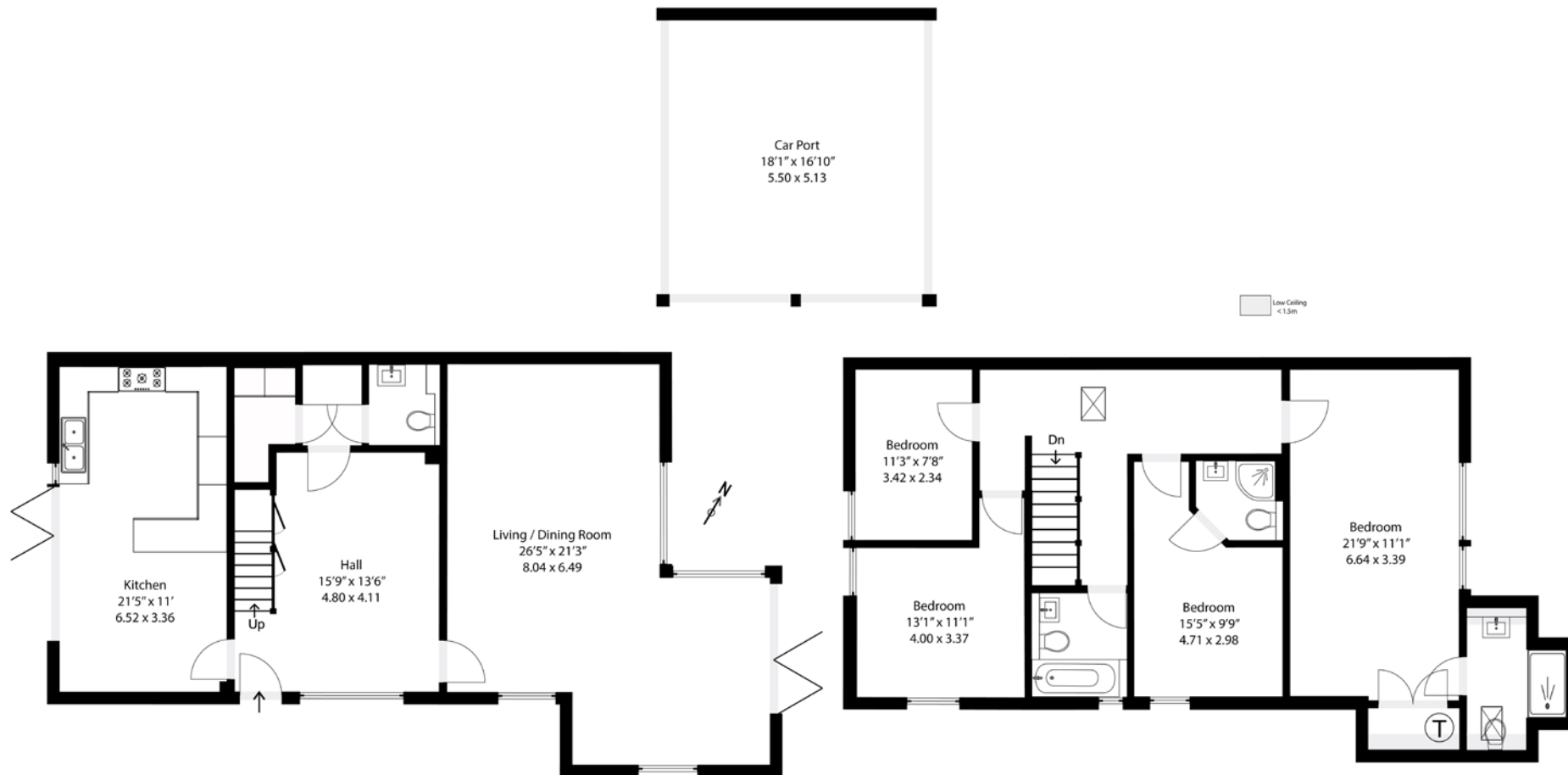
The garden extends round to the side of the house where one will find raised beds ideal for growing veggies.











TOTAL FLOOR AREA: 2201 sq. ft (204 sq. m)
 HOUSE: 1897 sq. ft (176 sq. m)
 CAR PORT: 304 sq. ft (28 sq. m)



EPC RATING
 B



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 All services are mains connected

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.

