



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



Willow House, Ratling Road, Ratling, Canterbury, CT3 3HL

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

To Let



Willow House, Ratling Road, Ratling, Canterbury, CT3 3HL

- Well Presented Spacious Semi Detached Residence
- Open Plan Living Area
- Delightful Wood Burning Stove
- Fully Integrated Kitchen With Marble Worktops.
- Four Bedrooms, Main With En-Suite Bathroom.
- Landscaped Gardens, Heated Swimming Pool & Hot Tub
- Close To The Cathedral City Of Canterbury
- Large Gated Driveway

SITUATION:

Positioned within reach of both London and the coast, Willow House combines rural tranquillity with easy access to Kent's most celebrated destinations. Nestled between the quaint villages of Adisham and Aylesham, and just a short drive from the lively village of Wingham, this charming cottage is a mere 20 minutes from the historic city of Canterbury. 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 vibrant cathedral city of Canterbury which 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.



Nestled in the heart of the picturesque countryside and only a short drive from the historic and vibrant city of Canterbury, Willow House is a true gem—a home that combines timeless elegance, modern comfort, and a serene rural lifestyle. This property offers a rare opportunity to let a residence of exceptional quality and charm. From the moment you arrive, you are greeted by a beautifully landscaped frontage, complete with a generously sized driveway. This feature provides ample parking, ensuring effortless convenience for both residents and visitors. The carefully maintained approach sets the tone for the elegance and practicality that await within.



As you step inside, the property reveals its warm and inviting character. At the heart of the home lies a stunning open-plan lounge and dining area. This versatile space is perfect for family gatherings, entertaining guests, or simply relaxing in style. Adjacent to this is a spacious living room that provides additional comfort and flexibility. Both the lounge diner and the living room share a central log-

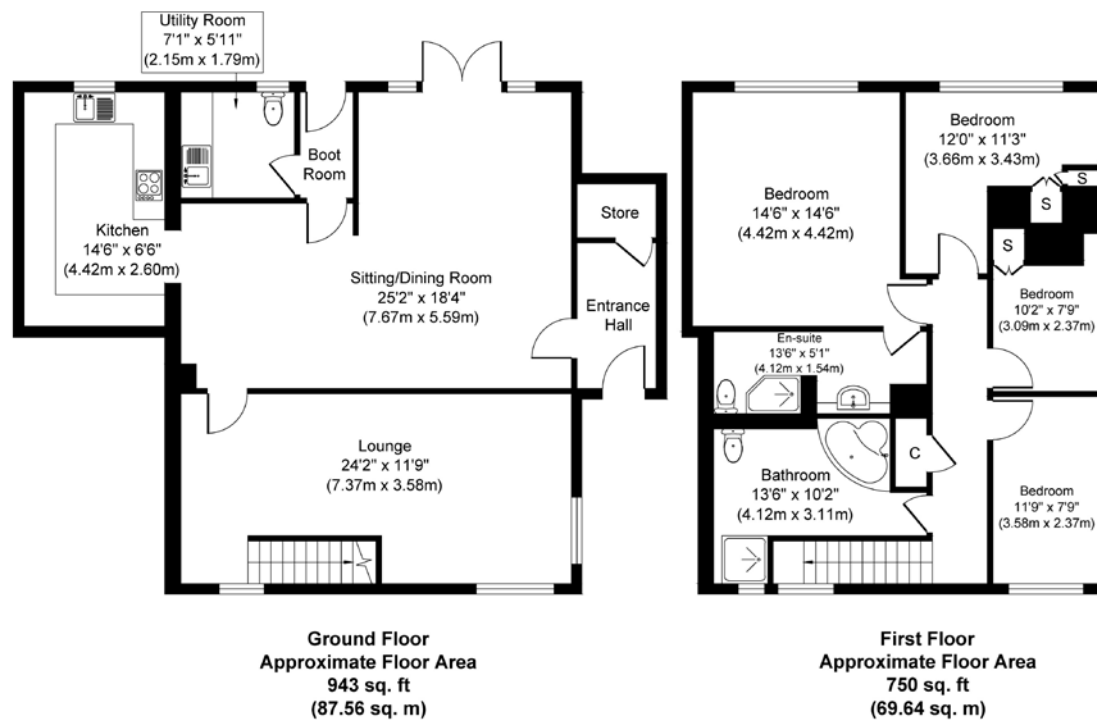
burning stove, which not only creates a cozy atmosphere but also serves as a captivating focal point. The living areas are designed with a double-aspect layout, allowing natural light to flood the rooms while offering views of the surrounding gardens and countryside. The kitchen is a true culinary haven, boasting an extensive range of oak wall and base units complemented by stunning marble work surfaces. Fully fitted with integral appliances, this space is as functional as it is beautiful, catering to the needs of the modern homeowner. Whether preparing casual meals or hosting lavish dinner parties, this kitchen offers everything you could need in a luxurious yet practical environment.

The property features four well-appointed bedrooms, each designed to provide a restful retreat at the end of the day. The master bedroom is a particular highlight, offering its own en suite bathroom complete with premium fittings, making it a sanctuary of relaxation and privacy. A beautifully designed family bathroom serves the remaining bedrooms. This four-

piece suite includes a corner bath, a separate shower cubicle, a WC, and a washbasin, all finished to an impeccable standard. Oil-fired central heating ensures warmth and comfort throughout the home, no matter the season. The attention to detail in every corner of this property ensures that residents can enjoy a luxurious lifestyle with minimal effort.

The outdoor space at Willow House is nothing short of spectacular. The meticulously landscaped gardens provide a tranquil setting, offering opportunities for recreation, relaxation, and entertaining. A heated swimming pool is the perfect feature for warm summer days, inviting you to take a refreshing dip or enjoy poolside gatherings with family and friends. For ultimate relaxation, the property also includes a separate hot tub, an ideal spot to unwind after a long day or indulge in starlit evenings. The spacious patio and surrounding greenery provide plenty of space for alfresco dining, barbecues, or simply soaking in the breathtaking countryside views.





TOTAL FLOOR AREA: 1693 sq. ft (157 sq. m)



EPC RATING
D



COUNCIL TAX BAND
G



GENERAL INFORMATION
Oil Fired Central Heating

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.

