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Frog Hall, Hackington Road, Tyler Hill, Canterbury CT2 9NG

4 BEDROOMS | 3 BATHROOMS | 5 RECEPTIONS

Freehold



Frog Hall, Hackington Road, Tyler Hill, Canterbury CT2 9NG

- An Enchanting 18th Century Detached Farmhouse
- Open Fireplaces & Exposed Beams
- Four Bedrooms & Five Receptions
- Attractive Sun Room Opening Onto Topiary Gardens
- Elegant Facade With Established Wisteria
- Over 16 Acres Of Beautiful Gardens & Grounds
- 52 Ft Barn Style Vaulted Garage/Workshop
- Potential For Further Development



SITUATION:

Frog Hall is nestled in a rural location between Tyler Hill and the village of Blean which both hold a strong sense of community located on the outskirts of Canterbury, Kent. It is surrounded by beautiful woodlands and fields and is perfect for outdoor activities. The area also provides good local schools, which includes the outstanding Blean Primary School, and multiple secondary schools, including an Academy, three grammar schools, two Universities and a choice of private education, all within easy accessibility.

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, pubs, cafes and international restaurants.

The city also offers a fine selection of sporting, leisure and recreational amenities,

including the refurbished Marlowe Theatre.

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 popular seaside town of Whitstable is just five miles away and is famous for its seafood and annual Oyster Festival held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names.

There are good local primary and secondary schools, numerous restaurants and excellent leisure facilities. It has its own mainline railway station with a high-speed service to St Pancras, a regular Stagecoach bus service and good road links to London and the coast via A290/M2.



DESCRIPTION:

Frog Hall is an enchanting Grade II Listed, 18th-century farmhouse, set within a spectacular rural location, surrounded by over 16 acres of it's beautifully landscaped gardens and grounds.

This historic property offers a wealth of character and is adorned with period features, including exposed beams, latch-key doors, open fireplaces, and charming timber-framed casement windows.

These elements complement the home's exposed brick façade and traditional Kent peg-tiled roof, adding to its undeniable charm.

Sympathetically extended over the years, most recently in 2005, Frog Hall now boasts over 2,700 sq. ft. of characterful living space. The extension included a delightful sun room that enhances the existing versatile accommodation.



In addition, the property features a 52-ft barn-style garage and workshop, ideal for any car enthusiast.

The property is accessed via a sweeping gravel driveway that leads to a double garage. From here, a convenient entrance opens into a wonderfully characterful reception hall, featuring herringbone brickwork and exposed beams.

The kitchen and breakfast room are partially open-plan, offering ample space for dining. The kitchen itself is fitted with farmhouse style wooden fitted units surrounding all main appliances, including a butler sink with mixer taps.

This space is further enhanced by a utility room opposite the hallway and a formal dining room, which forms part of the living area and is divided by beautiful, exposed brick open fireplaces.

The sitting room steps down into a snug, which leads into the stunning triple-aspect sun room.

The sun room, with French doors, opens directly onto the meticulously designed topiary gardens, which reflect the intricate patterns of a stained-glass window from Canterbury Cathedral.

The ground floor is completed with a cloakroom and a study, which benefits from direct access to the garden.

Upstairs, the first-floor features three double bedrooms and a well-appointed family bathroom. The main bedroom enjoys double-aspect views, an ensuite bathroom, and fitted wardrobes.

On the second floor, a characterful vaulted bedroom with exposed beams is complemented by an ensuite bathroom.



OUTSIDE:

Frog Hall sits within over 16 acres of magnificent grounds, featuring a large, sweeping driveway and beautifully landscaped gardens which surround the property.

To the north of the house, accessible via the sun room and study, are enchanting gardens bordered by mature hedging. A small stream runs along the foot of the lawn, adding to the tranquil setting.

Topiary hedging mirrors the design of a stained-glass window from Canterbury Cathedral, with a brick-paved pathway running through the middle.

A delightful patio seating area is conveniently located just outside the sunroom, offering an ideal spot to enjoy the serene surroundings.

A 52-ft barn-style vaulted garage & workshop is set away from the house, overlooking the land to the south of the property. This impressive outbuilding offers a vast amount of space and would be ideal for a multitude of uses..

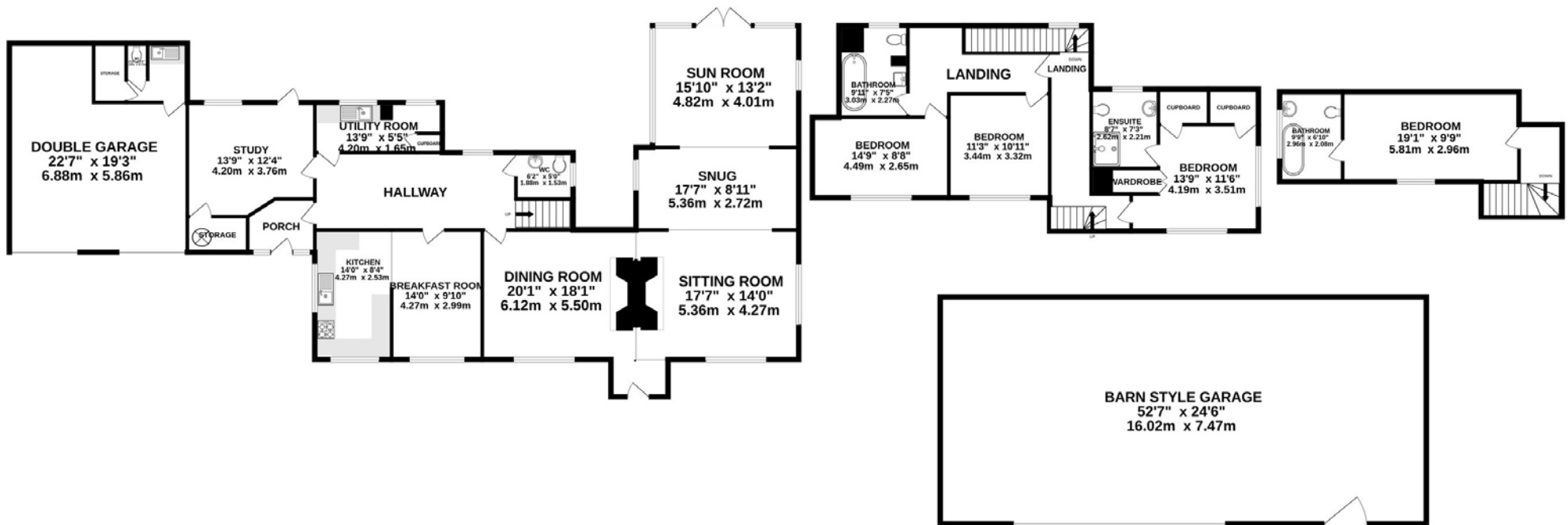
The remainder of the land is arranged as agricultural farmland (including a small orchard) with the potential for equestrian use (subject to planning consent for stabling).

There is also the potential within the grounds for further development, subject to planning consent.









TOTAL FLOOR AREA: 4768 sq. ft (443 sq. m)
HOUSE: 2734 sq. ft (254 sq. m)
OUTBUILDINGS/GARAGE: 2034 sq. ft (189 sq. m)



EPC RATING
E



COUNCIL TAX BAND
G



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

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