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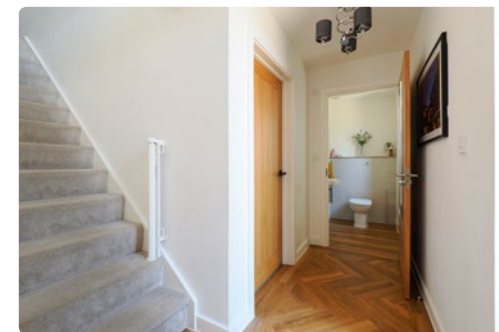
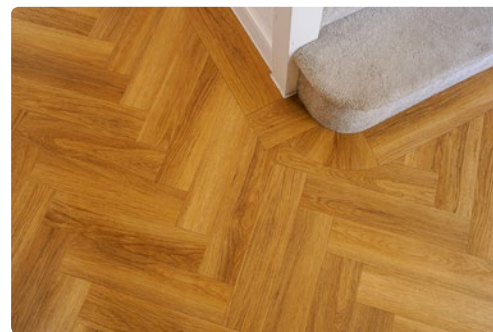
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Claygate House, Goose Farm, Shalloak Road, Canterbury, CT2 0QE

4 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS

Freehold



Claygate House, Goose Farm, Shalloak Road, Canterbury, CT2 0QE

- Substantial Detached Modern Residence
- Over 2100 Sq./Ft Of Luxury Accommodation
- Exceptionally Energy Efficient
- Bi-fold Doors From The Vast Living Area
- Additional Reception With Exposed Brick
- Roma Fully Integrated Kitchen With Quartz Worktops
- Four Double Bedrooms & Three Bathrooms
- Enclosed Garden & Double Garage

SITUATION:

Goose Farm is located just two miles from the cathedral city of Canterbury, with open fields and woodland nearby—making this an ideal location for country walks and riding. The vibrant city of Canterbury offers a wide range of amenities, including both High Street and independent retailers, restaurants, pubs, leisure facilities, and the recently refurbished Marlowe Theatre. It also boasts an excellent selection of both state and independent schools, along with three universities, two mainline railway stations, two hospitals, and a highly regarded bus service.

Canterbury is served by regular rail services to London Victoria, Charing Cross, and Cannon Street. The high-speed rail link connects Canterbury West station with London St Pancras in under an hour—ideal for commuters. Excellent road links to London and the coast are available via the nearby A2/M2, accessible from Wincheap, while the Channel Tunnel (15 miles away) provides regular services to the continent.

Whitstable is a charming seaside town in Kent, located around nine miles away. Known for its maritime heritage, Whitstable is particularly famous for its oysters, with a long history of oyster farming dating back to Roman times. The town's picturesque seafront is lined with colourful beach huts, pebble beaches, and a bustling harbour, making it a popular destination for both locals and visitors. Whitstable's lively town centre is filled with independent shops, quirky boutiques, art galleries, and an array of cafés and seafood restaurants, where you can sample fresh local oysters and other seafood delicacies.

Herne Bay is a coastal town in Kent, around six miles from Westbere, its located on the northern edge of the county, along the Thames Estuary. Known for its charming seaside atmosphere, it boasts a pebble beach, a Victorian pier, and stunning views across the water. The town has a long history as a popular holiday destination, with a promenade, gardens, and plenty of outdoor spaces that attract both locals and visitors.



DESCRIPTION:

A substantial detached four-bedroom residence, with a traditionally styled exterior and a stunning, contemporary interior offering over 2,100 sq. ft. of luxury accommodation. Goose Farm was built in 2020 as part of a small and exclusive development by the renowned developers, Woodchurch.

The current owners have made several enhancements to the property, including the addition of doors to the double car port, creating a garage which could, subject to planning consent (STPC), be further converted into a home office or annexe.

The front door opens into a spacious entrance hall with Amtico herringbone flooring. There are stairs to the first floor and a convenient ground floor WC.

The dual-aspect living room features a bay window to the front and a brick-built fireplace, which could accommodate a wood-burning stove.

To the rear of the property is a large open-plan kitchen/dining room, which enjoys views of the garden through two sets of bi-fold doors. The space is vast, with ample room for a large dining table, a relaxed seating area, and a beautifully appointed kitchen, naturally divided by a breakfast bar.

The kitchen, fitted by Roma, features shaker-style units and quartz worktops. All main appliances are integrated and include a double oven, fridge-freezer, dishwasher, and gas hob.

The space is further enhanced by a separate utility room, providing plenty of room for freestanding laundry appliances.

The ground floor is completed by a large study/playroom, also used as a guest bedroom due to the generous size.

To the first floor are four double bedrooms and a well-appointed family bathroom. Two of the bedrooms benefit from en suites and fitted wardrobes.

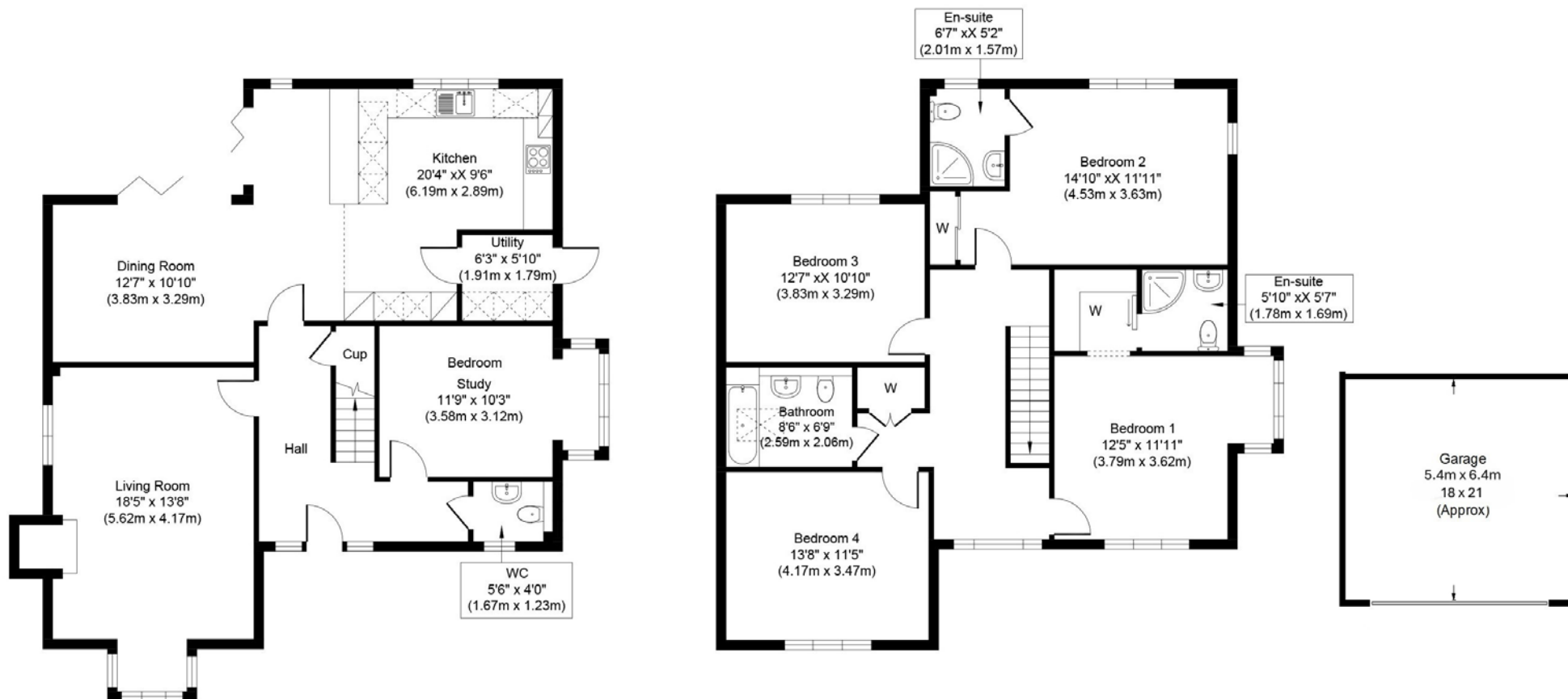
OUTSIDE:

The fully enclosed garden is mainly laid to lawn, with a patio area accessed directly from the bi-fold doors. To the front of the property, there are communal green spaces and ample parking, in addition to the double detached garage.

The property is set within a private, gated plot within the development, featuring landscaped gardens, generous parking, and a double cart-barn style garage.







TOTAL FLOOR AREA: 2109 sq. ft (195 sq. m)



EPC RATING
B



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

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