



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



The Mill House, Nargate Street, Littlebourne, Canterbury, CT3 1QJ

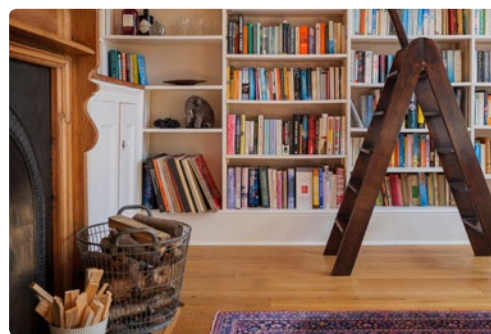
8 BEDROOMS | 4 BATHROOMS | 4 RECEPTIONS

Freehold



The Mill House, Nargate Street, Littlebourne, Canterbury, CT3 1QJ

- Substantial Detached Family Residence
- Sympathetically Extended & Creatively Configured
- Almost 4400 Sq.Ft Of Versatile Accommodation
- Modern Open Plan Living Area With Bi-fold Doors
- Multiple Elegant Receptions With Period Features
- Set Within 0.46 Acres Of Beautiful Grounds
- Two Bedroomed Holiday Cottage & Multiple Outbuildings
- Gravelled Driveway & Double Car Port With Charging Point



The Mill House is situated just four miles east of the historic cathedral city of Canterbury, surrounded by picturesque Kentish countryside and connected by a network of scenic footpaths and bridleways. These rural trails link to nearby villages such as Wickhambreaux and Ickham, both rich in character and home to highly regarded country pubs.

Wickhambreaux is a quintessential English village centred around a pretty green and flanked by period cottages, a historic mill, and the beautiful Church of St Andrew. The Rose Inn, a charming Grade II-listed pub, is a local favourite known for its excellent food and welcoming atmosphere. Wickhambreaux also has a well-regarded primary school and an active village community.

Ickham, just a short stroll across the fields, is equally charming, with a mix of traditional architecture, peaceful lanes, and the popular Duke William pub, offering high-quality dining in a relaxed setting.

Littlebourne offers a range of everyday amenities, including a shop with post office, Ivy Barn coffee and farm shop, a doctor's surgery, an outstanding primary school, a village church, a playing field, and a popular public house. Nearby Wingham adds further convenience with a broader range of services including shops, cafes, restaurants, pubs, a dental practice, and another respected primary school.

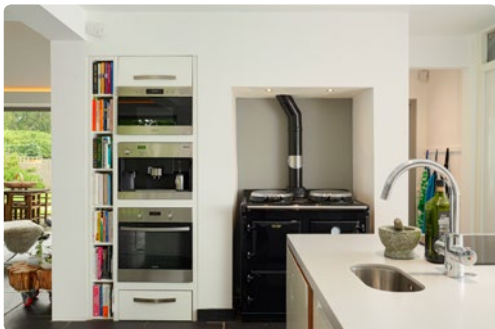
Just a short drive away, Canterbury offers the best of both worlds: a vibrant and cosmopolitan city steeped in heritage, yet alive with modern culture and amenities. Its historic streets are lined with a blend of well-known High Street brands and a diverse mix of independent shops, cafes, and international restaurants. Cultural attractions abound, including the stunning Canterbury Cathedral, several museums, and the recently refurbished Marlowe Theatre. The city also provides a wealth of educational options, including several Grammar schools, independent schools, and three universities.



The Mill House is a substantial and characterful six-bedroom detached residence, originally built in the late 1800s and sympathetically extended in 2012. The extension was thoughtfully designed to blend the elegance of the original period architecture with the style and practicality of modern living, creating a seamless fusion of old and new. Solar panels were also added above the carport, enhancing the home's energy efficiency.

The property offers almost 4,400 sq. ft. of versatile accommodation, including a self-contained two-bedroom holiday cottage, with additional outbuildings bringing the total to nearly 5,000 sq. ft of versatile space.

Set within a generous 0.46-acre plot, the beautifully maintained gardens wrap around the main house and include ample parking, a kitchen garden, greenhouse, raised vegetable beds, and a variety of mature trees and planting that provide privacy and visual appeal.



Inside, the property is tastefully presented, combining contemporary open-plan living with a celebration of its rich heritage. All windows have been sympathetically replaced with handmade double-glazed sashes to ensure energy efficiency. Period features include elegant corning, original parquet flooring, cast iron fireplaces, and sash windows with handcrafted wooden shutters.

The original front of the house showcases a beautifully symmetrical Victorian façade in warm red brick, featuring twin bay sash windows, a central panelled door with transom, and grey-painted detailing—all carefully echoed in the extension.

The new entrance, with a modern door beneath a pillared canopy, opens into a grand central hallway with a vaulted roof light, leading directly into the main living space. Off the hallway are two spacious double bedrooms, a stylish wet room, and a walk-in coat room with generous storage.

The impressive vaulted main living area is open-plan, filled with natural light via bi-fold doors on either side, and centred around a striking Scandinavian rotating wood-burning stove. The contemporary kitchen features sleek cabinetry and integrated appliances, including a cast iron Sandyford stove, induction hob, conventional oven, microwave, and two sinks—one set into the island with a boiling water tap. Further practical spaces include a walk-in larder, a well-appointed laundry room, a boot room with WC, and an additional entrance.

From the kitchen/diner, you enter the elegant hallway of the original house, with original parquet flooring. Two bay-fronted reception rooms retain their period charm: one a cosy library with open fireplace and bespoke shelving, the other a bright sitting room with French doors opening to the garden. A graceful staircase with a traditional balustrade leads to a split-level landing, giving access to four further bedrooms, a dressing room, study, and two luxurious bathrooms.









HOLIDAY COTTAGE:

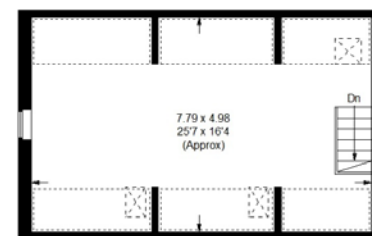
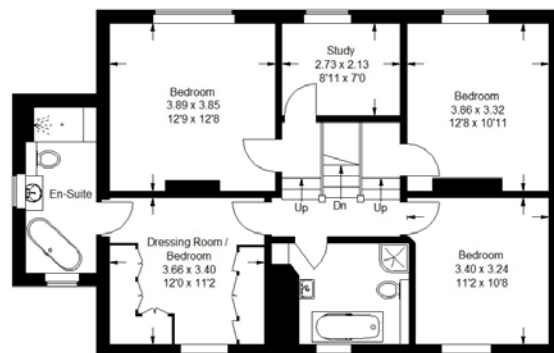
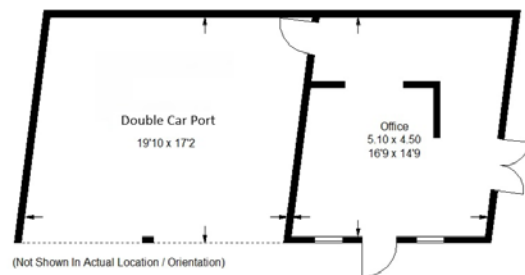
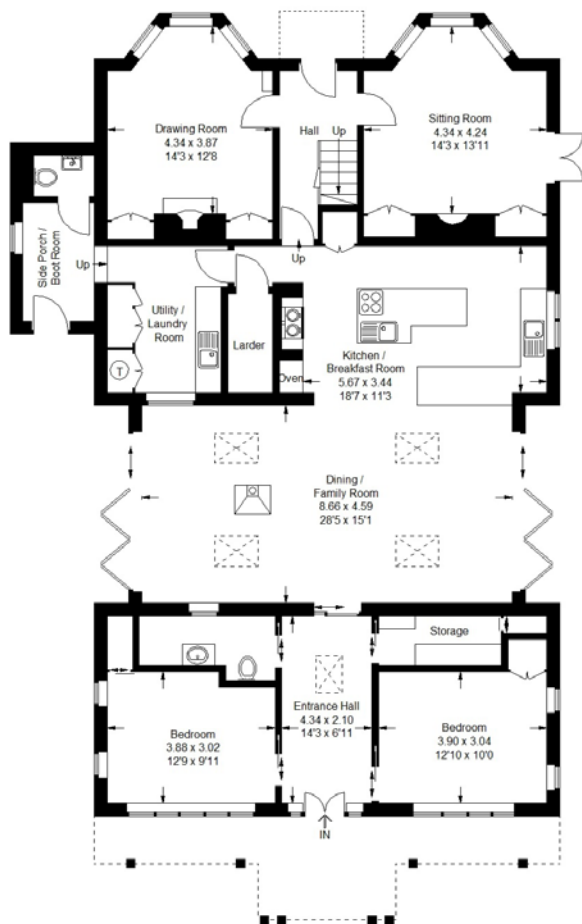
Mill House Lodge offers well-proportioned open-plan living with a fitted kitchen, two double bedrooms, a conservatory, and a modern shower room. The versatile layout has been successfully used as a holiday let, generating potential income of £12,000–£15,000 per annum. Outside, there's a pretty, secluded garden with a mature apple tree and parking for 2–3 vehicles.

Attached to the cottage are two garages and an additional room above offering further potential for conversion, subject to the necessary permissions.

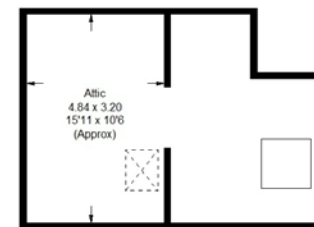
OUTSIDE:

The Mill House sits within approximately 0.46 acres of beautifully landscaped gardens that wrap around the property. Predominantly laid to lawn and bordered by mature trees—including plum, pear, apple, and mulberry—along with established shrubs, the grounds offer a high degree of privacy. A charming kitchen garden with greenhouse appeals to keen gardeners, while patio areas, accessed via bi-fold doors, provide perfect spaces for outdoor dining and entertaining.

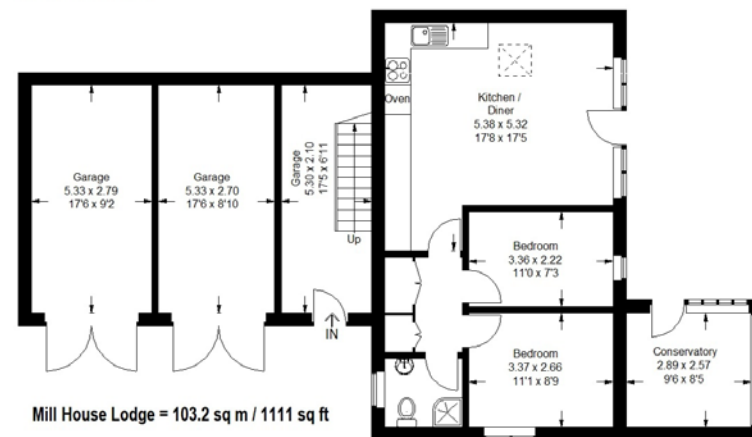
Additional features include a gravel driveway with parking for multiple vehicles, a double carport with solar panels (reducing electricity bills and generating income), and a versatile office/gym—ideal for home working or creative use.



Above Garage (Approx)
39.5 sq m / 425 sq ft



Attic



HOUSE & ANNEXE: 4363 sq. ft (404 sq. m)
STORAGE/OUTBUILDING: 575 sq. ft (53 sq. m)
TOTAL: 4938 sq. ft (458 sq. m)



EPC RATING
B



COUNCIL TAX BAND
G



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.

