



FOUNDATION

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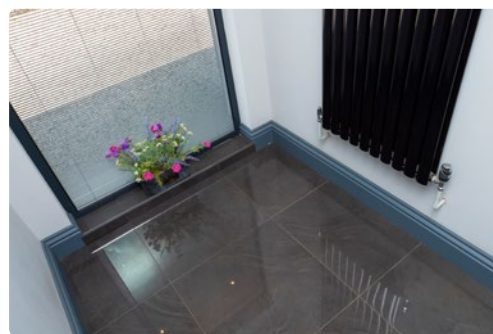
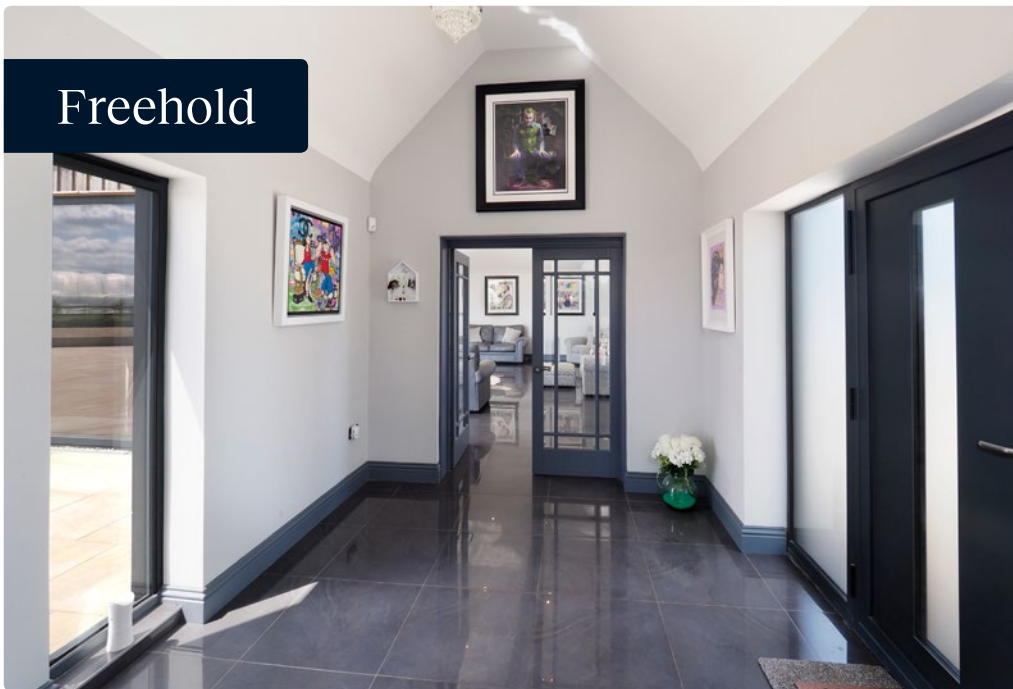
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The Lodge, 1 Mayton Lane, Canterbury CT2 0QJ

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



The Lodge, 1 Mayton Lane, Canterbury CT2 0QJ

- Renovated & Extended To Exceptionally High Standard
- Open Plan Family Living Area With High Specification Kitchen
- Four Double Bedrooms & Two Luxury Bathrooms
- Additional Reception Room With Bi-fold Doors
- Main Bedroom With Juliet Balcony, Dressing Room & Ensuite
- Set Within A 0.38 Acre Plot Of Versatile Grounds
- Out Building Offering Potential Annexe
- Peaceful Rural Location Just Outside Canterbury City Centre

SITUATION:

The Lodge is perfectly placed in Broad Oak, with a feel of rural country life on your doorstep, yet close enough to local amenities. Several supermarkets can be found less than two miles from the property and Westbere lakes is also enjoyed in the area. Fordwich is known as the smallest town in Britain is also just a few miles away from Mayton Lane with an award winning Fordwich Arms restaurant.

The property is exceedingly well placed for the nearby 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, cafes, and international restaurants.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Kings school

is a renowned private school and in excellent proximity to this property. 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 bustling seaside town of Herne Bay is just six miles away and has a wide range of amenities with good shopping facilities, a selection of schools including a specialist sports college, an excellent choice of leisure activities and an historic pier. The town also boasts a rowing and sailing club, a football club in the Kent league, a local cinema, and a swimming pool. The picturesque Memorial Park also has tennis and basketball courts, a small lake, a children's play area and a sports field. There is a mainline railway station with a regular service to London Victoria and St. Pancras and the town enjoys excellent road links with the A299 (Thanet Way) providing access to both the coast and London via the A2/M2 motorway network.



DESCRIPTION:

A generously extended detached residence with separate outbuilding/potential annexe, set within 0.38 acres of grounds that overlooks peaceful farmland and is situated just a few miles from Canterbury city centre.

The Lodge was built in the 1930s, however a great deal of architectural detailing and bespoke craftsmanship has been taken to now offer a four-bedroom modern, versatile property that covers over 2500 sq. ft of luxury accommodation.

The handsome front door welcomes you into a grand entrance hall with its high ceilings, porcelain floor tiles and extensive glazing.

To the right of the hallway there is a spectacular open plan family room with clearly defined areas for relaxing and eating. The kitchen is set in the far corner has been fitted with bespoke gloss cabinets with quartz work tops. Many high specification appliances have been fitted along side a

wonderful kitchen island/breakfast bar that sits central to this wonderfully sociable space. Adjacent to the kitchen is a dining area that is beautifully light and airy, with the sky lantern above the dining room table and splendid retractable sliding doors that open onto the garden patio. The finish in this room is to an excellent standard and benefits from underfloor heating beneath the porcelain floor tiles.

From the hallway one will find a well-appointed family bathroom which comprises of a simple white suite encased in marble, a convenient utility room, three double bedrooms and an additional reception room which has bi-fold doors to the garden.

Stairs rise to the first floor where one will find a magnificent master suite with underfloor heating. It has its own landing, luxury ensuite shower room, a grand dressing room and free-standing bath in the bedroom. There is a Juliet balcony which takes in the splendid views of the rolling countryside beyond.

OUTBUILDING:

The garage has been converted to offer guest accommodation and could be used a permanent annexe with planning permitted.

There is a small kitchenette, bathroom, bedroom, and lounge area, this would be ideal for a teenager wanting independence or a country retreat, holiday let.

OUTSIDE:

The lodge sits on a generous plot of 0.38 acres of low maintenance grounds surrounded by peaceful farmland and countryside.

An extensive patio area that connects beautifully with the house through bi-fold modern doors is the perfect spot for entertaining and alfresco dining.

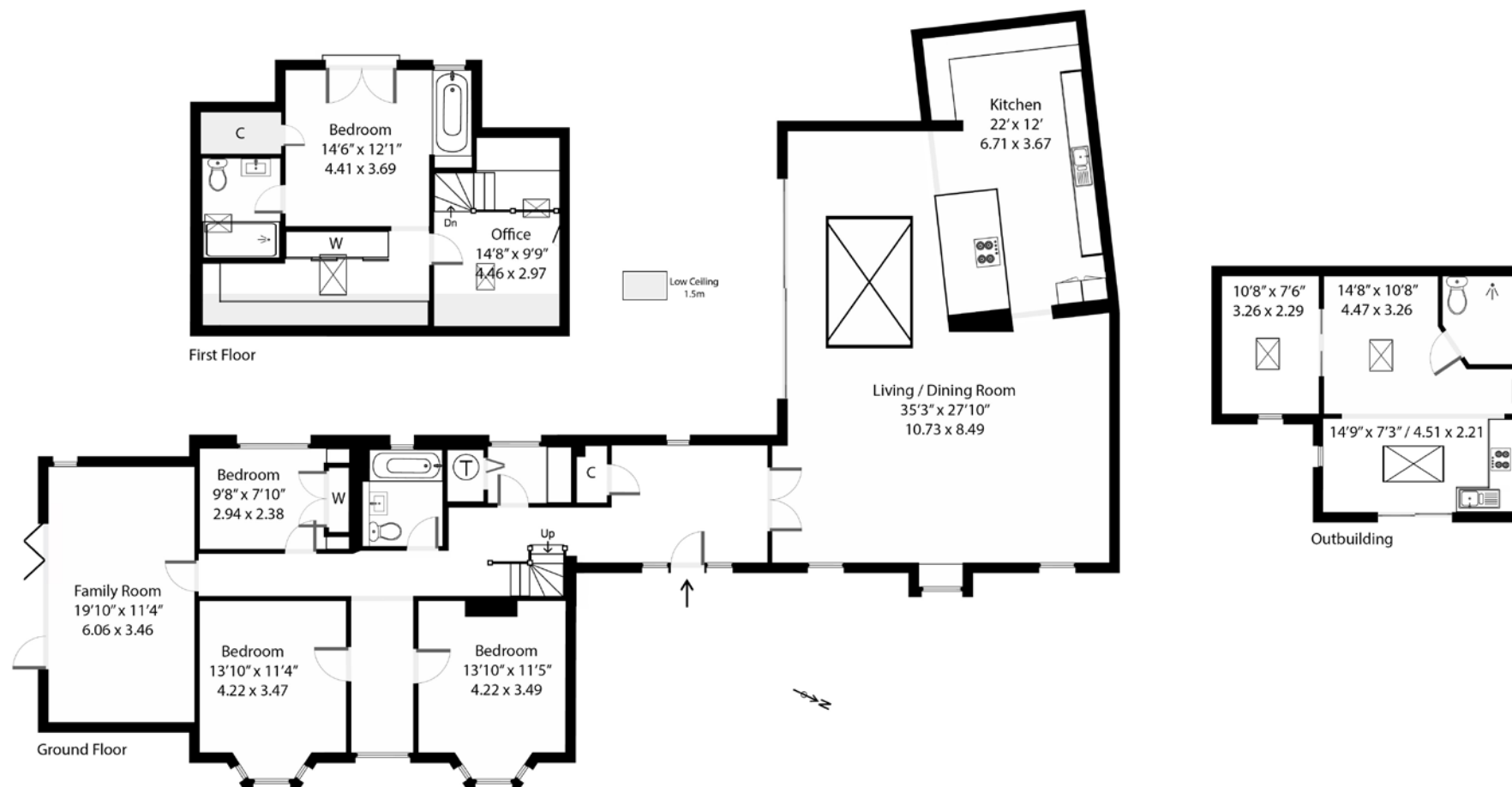
The electric gates give way to an extensive driveway perfect for numerous vehicles.











TOTAL FLOOR AREA: 2888 sq. ft (268 sq. m)
HOUSE: 2533 sq. ft (235 sq. m)
OUTBUILDING: 355 sq. ft (33 sq. m)



EPC RATING
D



COUNCIL TAX BAND
D



GENERAL INFORMATION
Mains drainage and oil fueled heating

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