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2 Matthews Oast, Plough Lane, Upper Harbledown, CT2 9AR

4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS



Freehold

## 2 Matthews Oast, Plough Lane, Upper Harbledown, Canterbury, CT2 9AR

- Substantial Semi-Detached Converted Oast
- Over 3000 Sq.Ft Of Versatile Space
- Artistically Renovated Throughout
- Multiple Receptions Open Plan Living Area
- Kitchen With Walk In Pantry & Separate Utility Room
- South Facing Rear Garden & Sun Terrace
- Gated Driveway & Double Garage
- Desirable Village Close To Canterbury



### SITUATION:

The charming village of Upper Harbledown enjoys a strong sense of community and is surrounded by attractive countryside, including rolling farmland and areas of woodland. Despite its peaceful setting, the village is ideally positioned for convenient access to the historic cathedral city of Canterbury and the popular seaside town of Whitstable. It also benefits from excellent road links via the A2 and M2, providing straightforward connections to London and the Kent coast.

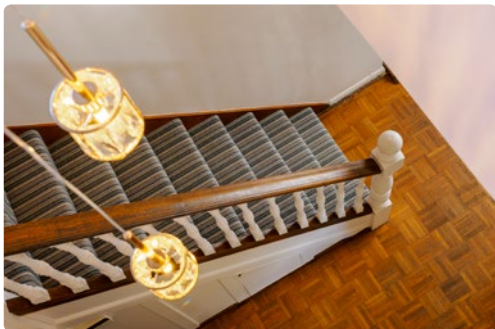
Canterbury offers a wide range of amenities, including High Street and independent retailers, restaurants, pubs, and leisure facilities. Cultural attractions include the recently refurbished Marlowe Theatre. The city is well served by a selection of state and independent schools, as well as three universities. In addition, there are two mainline railway stations, two hospitals, and a comprehensive bus network.

The city provides excellent educational opportunities, from highly regarded grammar schools to respected independent schools, alongside its universities. Rail connections are strong, with regular services to London Victoria, Charing Cross, and Cannon Street. High-speed services from Canterbury West reach London St Pancras in approximately one hour.

The coastal town of Whitstable, located around 6 miles away, is renowned for its seafood and the annual Whitstable Oyster Festival, held around its vibrant harbour and picturesque quayside. The town offers a mix of independent shops and boutiques alongside well-known retailers, as well as good local schools, a variety of pubs and restaurants, and excellent leisure facilities.



DESCRIPTION: A beautifully renovated four-bedroom semi-detached converted oast house, set within the desirable village of Upper Harbledown, just a few miles from the cathedral city of Canterbury. Matthews Oast offers over 3,000 sq.ft. of artistically presented accommodation, including a substantial loft studio with excellent potential for further conversion. Dating back to 1744 and converted during the 1960s, this distinctive home has recently undergone significant improvements by the current owners, who have an eye for detail and a flair for interior design.



Aesthetically, the property harmonises its heritage beautifully, with exposed beams, parquet flooring, flagstone tiles, latchkey doors and rustic brick fireplaces balanced by a bold colour palette, designer wallpaper, statement pendant lighting and a thoughtfully considered layout. The accommodation flows effortlessly, with multiple reception spaces creating inviting rooms for quieter evenings, all connecting with a generous dining hall and vaulted open plan kitchen living room.

The entrance hall, with its cloakroom and staircase to the first floor, provides a calm introduction, with neutral tones complementing the vertical beams and bespoke shutters that divide the space from the dining hall. From the dining room, the layout opens into the striking kitchen and living room, where vibrant yellow hues bring character to the thoughtfully updated kitchen. The cabinetry sits alongside rich oak worktops, a stainless-steel double range cooker and a traditional white enamel Aga. A well-organised pantry, fitted with an array of shelving, provides excellent storage around the fridge-freezer, while the breakfast-bar peninsula creates a natural divide between the kitchen and living area.

Beneath a vaulted ceiling, the living space is bathed in natural light from a skylight and enhanced by bi-fold doors overlooking the garden. A wood-burning stove adds warmth and atmosphere, creating a versatile space for both everyday living and entertaining. A separate laundry room further enhances the practicality of the layout.

At the far end of the house, the sitting room is a beautifully atmospheric retreat, with rich parquet flooring, dark tones and distinctive wallpaper by Woodchip & Magnolia. An exposed brick fireplace houses a wood-burning stove, whilst double doors open onto the terrace beneath a grape-clad pergola, providing a lovely connection with the garden.

To the first floor are four generously proportioned bedrooms and a well-appointed family bathroom, complete with a freestanding bath and separate shower. The principal bedroom has an extensive range of fitted wardrobes, together with the added benefit of an en-suite shower room. A separate landing and staircase lead to the loft studio, where exposed beams, a window and partial boarding create an appealing additional space for hobbies, working from home or creative pursuits. Subject to the necessary consents and building regulations, the substantial loft offers exciting potential for conversion, possibly creating two further bedrooms and a bathroom.







## OUTSIDE

Matthews Oast occupies a desirable position, with a substantial south-facing rear garden bordered by mature trees that provide dappled shade during the warmer months. A generous patio terrace spans the width of the house before extending onto the lawn, offering ample space for outdoor dining and relaxation.

A hydrotherapy pool is discreetly screened by mature bamboo and will remain with the property. The pool has not been used for several years and will require a full service before use.

From the sitting room there are doors that lead onto the sheltered alfresco dining area which sits beneath the pergola.

To the front, a large gated driveway provides ample off-road parking and leads to a double garage, completing this distinctive home with its blend of character, contemporary design and exciting future potential.





TOTAL FLOOR AREA: 3129 sq. ft (290 sq. m)  
HOUSE/GARAGE: 2266 sq. ft (210 sq. m)  
LOFT: 863 sq. ft (80 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
Mains Drainage & Gas Fuelled Heating

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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