



FOUNDATION

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Broadacres, Stodmarsh Road, Stodmarsh, Canterbury, CT3 4AZ

4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



## Broadacres, Stodmarsh Road, Stodmarsh, Canterbury, CT3 4AZ

- A Spectacular Detached Family Residence
- Set Within 1.54 Acres Of Enchanting Grounds
- Four Double Bedrooms & Family Bathroom
- Split Level Open Plan Living Area
- Bi-fold Doors & Elegant Conservatory
- Parquet Flooring, Vaulted Ceilings & Exposed Beams
- Elevated Sun Terrace With Far Reaching Views
- Large Driveway & Garage With Annexe Opportunity

The property is situated along Stodmarsh Road, a short distance from Canterbury Golf Club and just to the south of the historic village of Fordwich. Surrounded by open fields, ancient woodland, and an abundance of wildlife, the setting offers a truly unspoilt rural environment, with nearby opportunities for fishing, walking, and boating along the picturesque River Stour. The area is particularly renowned for its proximity to the internationally important Stodmarsh National Nature Reserve, a vast expanse of wetlands, reed beds, and grazing marshes. This protected landscape is a haven for birdlife and biodiversity, offering scenic walking routes and a rare sense of tranquillity. It forms part of a wider network of conservation areas, making it especially appealing for nature lovers and those seeking a connection to the outdoors.

Fordwich itself is rich in character, with many fine period buildings, two well-known pubs, and a reputation as one of the smallest towns in England. Nearby villages such as Sturry,

Westbere, and Littlebourne further enhance the appeal of the area, each offering their own charm, local amenities, and access to beautiful countryside and waterways. The cathedral city of Canterbury lies approximately four miles to the northwest, providing an excellent range of shopping, cultural attractions, and general amenities, along with a wide selection of highly regarded schools in both the public and private sectors, including The King's School, Canterbury, St Edmund's School, Canterbury, Kent College, Canterbury, and the Simon Langton Grammar Schools. The city also benefits from two universities and a range of further education colleges.

Sporting and recreational opportunities in the area are exceptional, including the renowned links courses at Royal St George's Golf Club and Prince's Golf Club in nearby Sandwich, sailing along the coast, and at Westbere Lakes. Additional facilities include county cricket in Canterbury and the Polo Farm Sports Club on Littlebourne Road.



DESCRIPTION:

A beautifully maintained and thoughtfully enhanced detached four-bedroom family home, enjoying incredible uninterrupted views and set within approximately 1.5 acres of enchanting, immaculately landscaped grounds.

Broadacres was built in the early 1900s and is rich in period character, flourishing in exposed beams, vaulted ceilings, parquet flooring, and elegant timber-framed windows. Having remained in the same family for almost 50 years, the property has been lovingly cared for and sensitively updated over time. Improvements include a sympathetic extension, the addition of a conservatory, and more recently, bi-fold doors spanning the rear elevation to perfectly frame the spectacular views beyond.

The substantial gated driveway leads to the main entrance, centrally positioned and opening into a welcoming lobby, which in turn flows through to a spacious central



reception hall with staircase rising to the first floor. The kitchen/breakfast room features a vaulted ceiling with skylight and a window overlooking the front gardens, creating a wonderfully light and airy space. Fitted with solid wood cabinetry, it incorporates a double oven and stainless steel sink with mixer tap. The kitchen is further complemented by a utility room, separate WC, and a side entrance providing convenient access to the driveway.

The impressive 24ft open-plan living area is arranged over split levels, creating both character and definition. A wood-burning stove sits within exposed brickwork beneath an oak bressummer beam, forming an attractive focal point.

A few steps lead down to the dining area, where recently restored parquet flooring and bi-fold doors open onto the raised sun terrace, perfectly framing the far-reaching views.

The living space is further enhanced by an elegant conservatory, ideally positioned to enjoy the beautifully maintained gardens and the stunning landscape beyond. The ground floor offers three double bedrooms and a well-appointed family bathroom.

To the first floor is a generous open-plan space, ideal as a principal bedroom but equally suitable for division into two separate rooms if required. A compact en-suite with WC and basin is in place; while there is currently no shower, there is clear potential to adapt the space to incorporate one.





## OUTSIDE

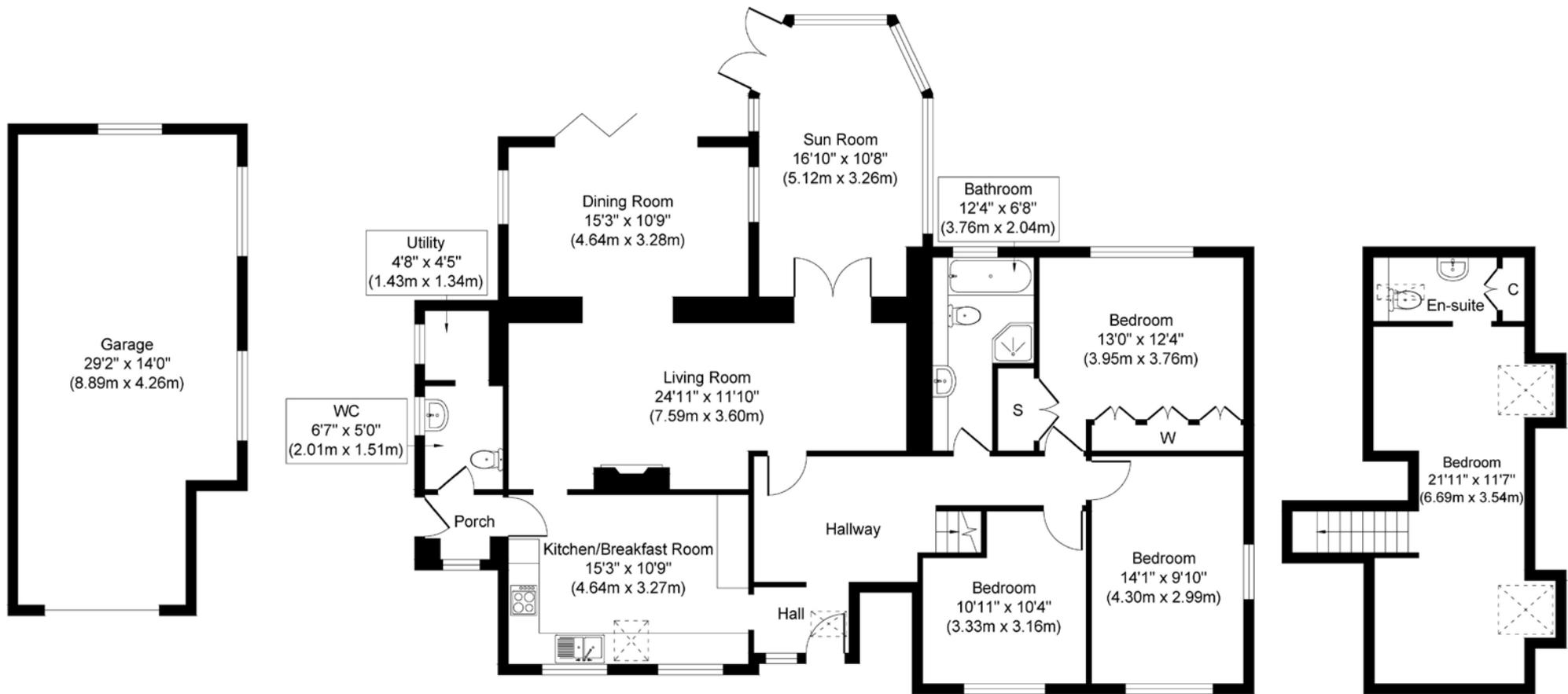
Broadacres sits within approximately 1.5 acres of enchanting, mature grounds. The gardens are richly planted with a variety of established trees, including oak, English maple, and an elegant liquidambar. Thoughtfully landscaped, the grounds provide a series of delightful seating areas for relaxation and al fresco dining, easily accessed from the house and perfectly positioned to take in the stunning surroundings.

Towards the lower section of the garden lies a charming fruit orchard with apple and pear trees, while a large pond attracts an abundance of wildlife and enhances the tranquil setting. A dog enclosure, which is equally suitable as a chicken coop adds further versatility, and wooded areas provide dappled shade and an idyllic space for children to explore and play.

The substantial 30ft garage offers excellent workshop space and presents exciting potential for conversion into a self-contained annexe, subject to the necessary planning permissions.







TOTAL FLOOR AREA: 2180 sq. ft (202 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
Private drainage & oil fuelled heating

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