



Price

£1,375,000
Freehold

Pett Bottom, Canterbury, Kent, CT4

Pett Bottom, Canterbury, Kent, CT4

Canterbury	4.2 miles
Canterbury West Station	5.2 miles
Canterbury East Station	4.5 miles

Set in 3.788 acres of grounds with far reaching views, this 17th century farmhouse has been meticulously renovated by the current owners, with every improvement elevating its heritage and liveability.

17th century farmhouse meticulously renovated by the current owners
Set in 3.788 acres of mature gardens and grounds
Original features including inglenook fireplaces
Vaulted kitchen with island and doors to the patio
Paddocks and large outbuilding with huge potential
Easy access to village shops, pubs and Canterbury beyond





This is a rare opportunity to enjoy modern comfort within the character and charm of a Grade II listed 17th-century farmhouse. Set within 3.788 acres with far-reaching coastal views, the property has been meticulously renovated over the past decade. Improvements include a complete rewire, new heating and plumbing systems, Cat 5 cabling with a dedicated communications hub, and extensive redecoration throughout, all carefully undertaken to preserve the home's heritage and authenticity. Approached via a quiet country lane, the property is accessed through a generous driveway and yard, complete with an electric vehicle charging point. From the moment of arrival, the house conveys a sense of warmth, history and understated luxury. Inside, an inviting entrance hall with cloakroom leads to a beautifully appointed sitting room centred around an inglenook fireplace with a wood-burning stove. A separate lounge with a second inglenook provides additional reception space. The family and dining areas flow into a thoughtfully reconfigured kitchen, where vaulted ceilings, garden access,

premium fittings and a substantial central island create a bright and sociable heart of the home. A well-equipped utility room offers built-in storage, a butler sink and space for laundry appliances, while an adjoining shower room provides added convenience. Upstairs, a charming landing incorporates a library area. The principal and second bedrooms both benefit from ensuite shower rooms, while three further bedrooms, one currently arranged as a home office, are served by a stylish family bathroom. The accommodation successfully balances period character with the comfort and practicality expected of modern family living. Outside, a generous patio extends across the rear of the house, overlooking lawns, mature planting and established trees. Beyond, the views stretch across paddocks and open countryside. The grounds offer ample space for recreation, gardening, animals or future projects, while a substantial outbuilding, currently used for storage with an attached woodstore, adds further flexibility to this exceptional rural home.

What the owner says...

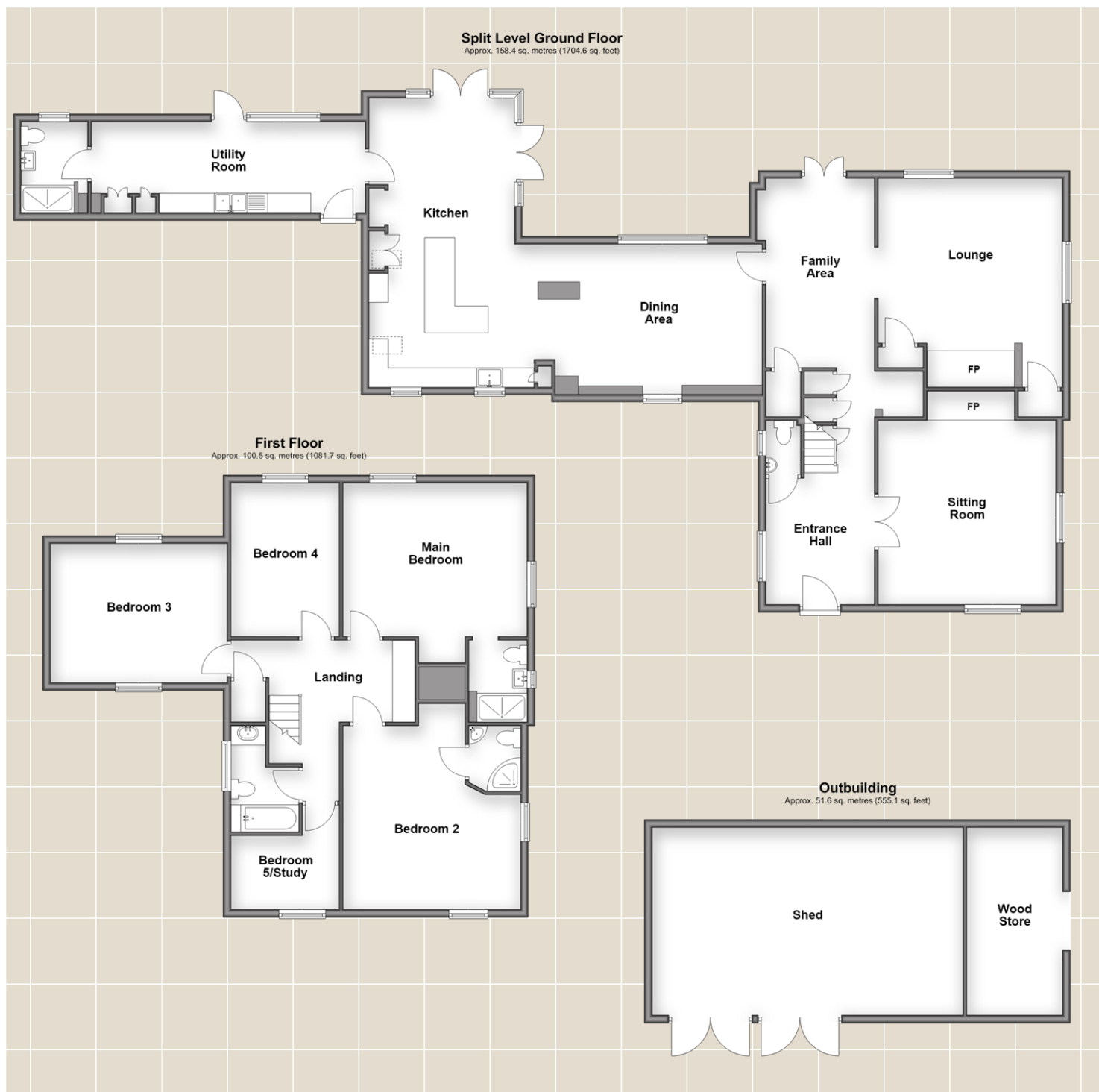
"We have invested greatly in creating this family home, where our children enjoyed summers watching the harvest in the surrounding fields. As we begin a new chapter, we hope new owners will enjoy the house, views and exceptional setting as much as we have.

Lower Hardres is a sought-after village known for its peaceful atmosphere, strong community spirit, active village hall and award-winning farm shop. The Duck pub is just at the bottom of the hill, while The Pig at Bridge is a short cycle ride away. Nearby lanes, bridleways and footpaths offer countryside walks directly from the doorstep.

Canterbury is just five minutes away by car, with its range of shops, cafés, restaurants and cultural attractions and famous cathedral. Villages such as Bridge and Petham offer further local amenities, combining rural living with easy convenience.

The area is well served by highly regarded state and independent schools, including grammar schools and The King's School, while nearby village primaries are known for their welcoming environments.

Excellent transport links enhance the location, with easy access to the A2 and M2. Canterbury's two stations and nearby Ashford provide regular high-speed services to London St Pancras in under an hour."



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Canterbury on 01227 479317

23 Watling Street, Canterbury, Kent, CT1 2UA
canterbury@fineandcountry.com

London office

121 Park Lane, Mayfair, London, W1K 7AG