



Rosewood
Bekesbourne Lane | Bekesbourne | Canterbury | Kent | CT4 5DY

 FINE & COUNTRY



Step inside

Rosewood

An outstanding architect-designed country residence of remarkable quality and scale, offering approximately 4,230 sq ft of beautifully appointed accommodation, set within secure private grounds approaching 0.6924 of an acre with glorious views across the surrounding Kent countryside.

Completed in 2020 to an exacting specification, Rosewood is a striking contemporary home that effortlessly combines timeless architectural elegance with the finest standards of modern living. Constructed of brick with an attractive black weatherboard façade, complemented by beautifully crafted windows and doors beneath a tiled roof, the property presents an impressive and commanding presence from the moment of arrival.

Designed with both family life and entertaining in mind, the accommodation is exceptionally versatile and flows beautifully throughout. The welcoming entrance opens into a magnificent double-height reception hall, creating an immediate sense of space, light and grandeur. The ground floor benefits from ceramic tiled flooring with underfloor heating throughout, while radiators serve the first floor, ensuring comfort all year round.

The principal reception rooms are thoughtfully arranged and include a stunning sitting room with double doors opening directly onto the terrace and gardens beyond, together with an elegant drawing room providing the perfect setting for more formal entertaining. For those working from home, the property offers both a dedicated study and a separate home office, providing flexible and practical workspaces away from the main living areas.

Undoubtedly the heart of the home is the impressive open-plan kitchen, lounge and dining area. Beautifully designed and finished with bespoke cabinetry and high-quality fittings, this exceptional space offers the ideal environment for both everyday family living and large-scale entertaining, with generous proportions and an abundance of natural light.

Further ground floor accommodation includes a cloakroom, utility room and a substantial double

guest bedroom complete with its own en-suite bath and shower room, creating the perfect suite for visiting family, guests or multi-generational living.

The sense of space continues on the first floor, where a wonderful galleried landing overlooks the reception hall below. Four generously sized double bedrooms are arranged around the landing and benefit from each being air-conditioned and served by a luxuriously appointed family bath and shower room. Bedroom two enjoys the benefit of its own stylish en-suite shower room, while the magnificent principal suite provides a true sanctuary, comprising a luxurious en-suite bath and shower room, spacious dressing room and a private balcony commanding far-reaching views across the neighbouring farmland and rolling countryside.

The property is approached through impressive double electric gates that provide a secure, private and exclusive setting. Beyond the gates, a substantial driveway offers extensive off-road parking for numerous vehicles and leads to a detached car barn.

This highly versatile outbuilding comprises a double car barn, single garage and a substantial games room above. The games room presents a wealth of possibilities and could serve as an ideal teenage retreat, gymnasium, studio, creative workspace or ancillary accommodation, subject to any necessary consents.

The landscaped gardens provide the perfect backdrop to the house, with extensive areas of lawn, entertaining terraces and uninterrupted views over the adjoining countryside, creating a wonderful sense of peace and seclusion.

Rosewood represents a rare opportunity to acquire a landmark contemporary residence of exceptional quality. Combining outstanding craftsmanship, luxurious accommodation, versatile living space and a beautiful semi-rural setting, this impressive family home delivers the very best of modern country living in one of Canterbury's most desirable village locations.













Seller Insight

“ One of the reasons we were immediately drawn to Rosewood was its wonderful balance of countryside tranquillity and everyday convenience. Nestled within the charming village of Bekesbourne, the property enjoys a delightfully rural setting surrounded by beautiful Kent countryside, yet Canterbury's vibrant city centre is only a short drive away, giving us the very best of both worlds.

Bekesbourne is a highly sought-after village renowned for its attractive surroundings, welcoming community and easy access to Canterbury. We have loved being able to enjoy peaceful walks through the neighbouring countryside and farmland directly from our doorstep, while still having excellent amenities, restaurants, shopping and cultural attractions close at hand.

The historic City of Canterbury is just a few miles away and offers an outstanding range of facilities including independent boutiques, major retailers, cafés, restaurants, theatres, sporting facilities and the world-famous Canterbury Cathedral. The city provides a wonderful atmosphere throughout the year and has been an important part of family life, whether enjoying the local markets, dining with friends or taking advantage of its extensive leisure and sporting amenities.

Families are exceptionally well served by the area's excellent educational options. The village is conveniently positioned for a number of highly regarded primary and secondary schools, together with several outstanding independent schools. Particularly noteworthy is The King's School Canterbury>, one of the country's most prestigious independent schools, offering education from nursery through to sixth form and located within the historic city centre. The school enjoys an exceptional reputation for academic achievement, sport, music and the arts.

For commuters, the transport connections have proved invaluable. Bekesbourne railway station is easily accessible and provides regular services into Canterbury and onward connections to London. Direct services to London Victoria are available, with journey times from approximately 1 hour 37 minutes, making the property an attractive option for those seeking a countryside lifestyle without sacrificing access to the capital.

Road links are equally convenient, with the nearby A2 connecting to the M2 motorway network and providing straightforward access towards London, the Kent coast and the Channel Tunnel.

The surrounding villages of Bridge, Littlebourne, Wickhambreaux and Elham offer an abundance of character, traditional country pubs, village shops and picturesque walking routes, while nearby golf courses, health clubs, cricket clubs and equestrian facilities provide excellent opportunities for recreation. Whether enjoying a leisurely lunch in a country pub, exploring the Kent Downs Area of Outstanding Natural Beauty or spending a day in Canterbury, there is always something to enjoy nearby.

What we have perhaps valued most about Rosewood is the sense of privacy and space the property affords, whilst remaining so well connected. It is rare to find a home that feels so wonderfully rural and secluded, yet places first-class schools, excellent transport links, shopping, leisure facilities and the historic city of Canterbury all within such easy reach. For us, it has been the perfect setting in which to enjoy modern family living in one of East Kent's most desirable locations.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Travel

By Road:	
Canterbury	2.3 miles
Dover Docks	17.0 miles
Channel Tunnel	15.8 miles
Gatwick Airport	68.9 miles
Charing Cross	66.7 miles

By train from Bekesbourne	
Canterbury	5mins
Charing Cross	2hrs 10 mins
Victoria	1hr 54 mins
Dover Priory	15 minutes

By Train from Canterbury East	
Charing Cross	1hr 55 mins
Victoria	1hr 33 mins
Dover Priory	20 mins

By Train from Canterbury West	
High Speed St. Pancras	54 mins
Charing Cross	1hr 32 mins
Victoria	1hr 20 mins
Ashford International	16 mins

Leisure Clubs & Facilities

Bridge Tennis Club	01227 831367
Jelly Legs Running Club	01227 830984
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Broome Park Golf Club	0800 358 6991
Kingsmead Leisure Centre	01227 769818
Bursted Manor Riding Centre	01227 830568
Barham Bowls Club	
Highland Court Cricket Club	

Healthcare

Bridge Health Centre	01227 831900
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Bridge and Patricxbourne Primary	01227 830276
St Thomas's Catholic Primary	01227 462539
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
The Kings Junior School	01227 714000

Secondary Schools:

Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
The Kings School	01227 585578
Kent College	01227 763231
St Edmunds	01227 475000

Entertainment

Marlowe Theatre	01227 787787
Malthouse Theatre	
Gulbenkian Theatre	01227 769075
The Pig Hotel	0345 2259494
The Red Lion Public House	01227 832213
The Bridge Arms	01227 286534

Local Attractions / Landmarks

Howletts Animal Park
Wingham Wildlife Park
The Beaney House
Canterbury Cathedral

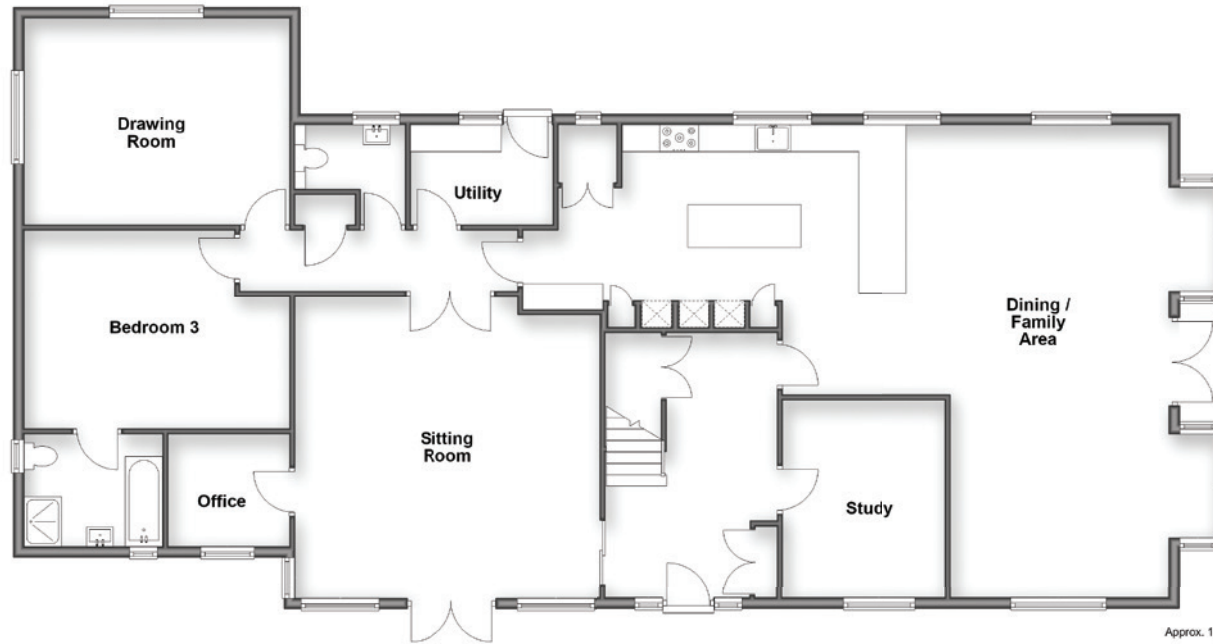
Sports Clubs playing at national level

Kent County Cricket Club
Canterbury Hockey Club at Polo Farm
Canterbury Rugby Club



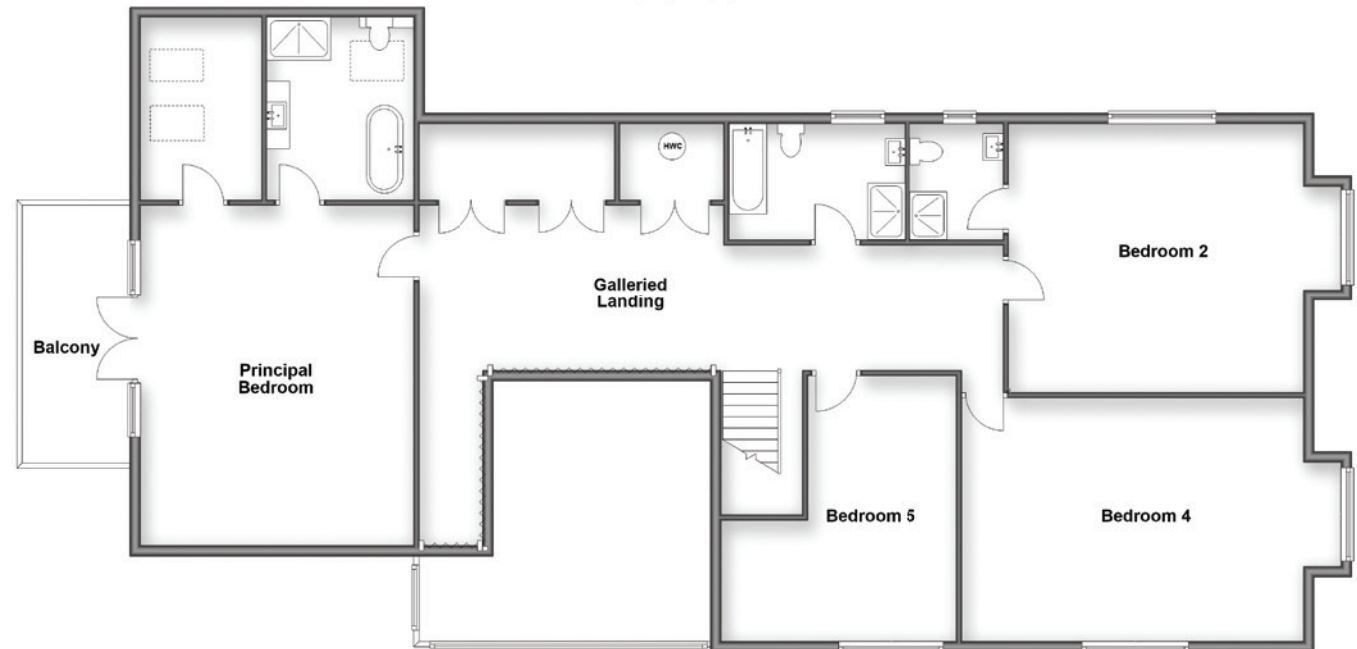
Ground Floor

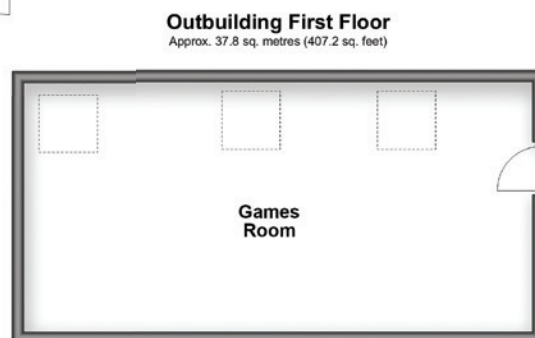
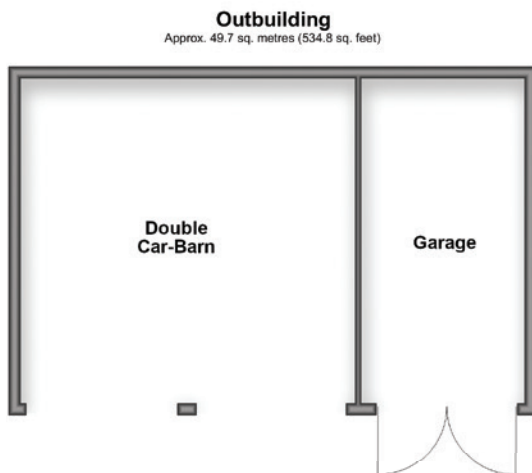
Approx. 197.6 sq. metres (2127.4 sq. feet)



First Floor

Approx. 189.1 sq. metres (2034.9 sq. feet)
(excluding Balcony, Void)





Council Tax Band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

Reception Hall	16'3 x 10'6 (4.96m x 3.20m)
Study	12'2 x 9'11 (3.71m x 3.02m)
Kitchen	
Dining/Family Area	
Inner Hall	
Utility Room	
Cloakroom	
Drawing Room	16'2 x 12'7 (4.93m x 3.84m)
Bedroom 3	16'2 maximum x 12'3 (4.93m x 3.74m)
En Suite Shower Room	
Office	
Sitting Room	18'8 x 18'8 (5.69m x 5.69m)

FIRST FLOOR

Galleried Landing	
Principal Bedroom	20'9 x 16'8 (6.33m x 5.08m)
Dressing Room	11'1 x 8'1 (3.38m x 2.47m)
En Suite Bath/Shower Room	
Balcony	
Storage	
Family Bathroom	
Bedroom 2	20'2 x 16'5 (6.15m x 5.01m)
En Suite Shower Room	
Bedroom 4	23'7 x 14'10 (7.19m x 4.52m)
Bedroom 5	16'3 maximum x 13'7 maximum (4.96m x 4.14m)

OUTBUILDING GROUND FLOOR

Garage	18'8 x 9'2 (5.69m x 2.80m)
Double Car Barn	18'11 x 18'8 (5.77m x 5.69m)

OUTBUILDING FIRST FLOOR

Games Room	28'11 x 18'9 (8.82m x 5.72m)
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OUTSIDE

Wraparound Garden
Electric Gated Driveway

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