



Bedrooms



Bathrooms



Receptions



- Four bedrooms
- Two bathrooms
- Many Period features
- Large Kitchen/dining room
- Countryside views
- Gardens and paddocks
- Spacious & Well Proportioned Accommodation
- Grounds Extending To 2 Acres



A truly wonderful and substantial four bed detached family home of considerable character & charm originally dating from the 1920s with later additions, set in an elevated position enjoying far-reaching views across neighbouring farmland and countryside. This attractive Arts and Crafts style property provides well-proportioned accommodation with a number of period features and excellent living space throughout.

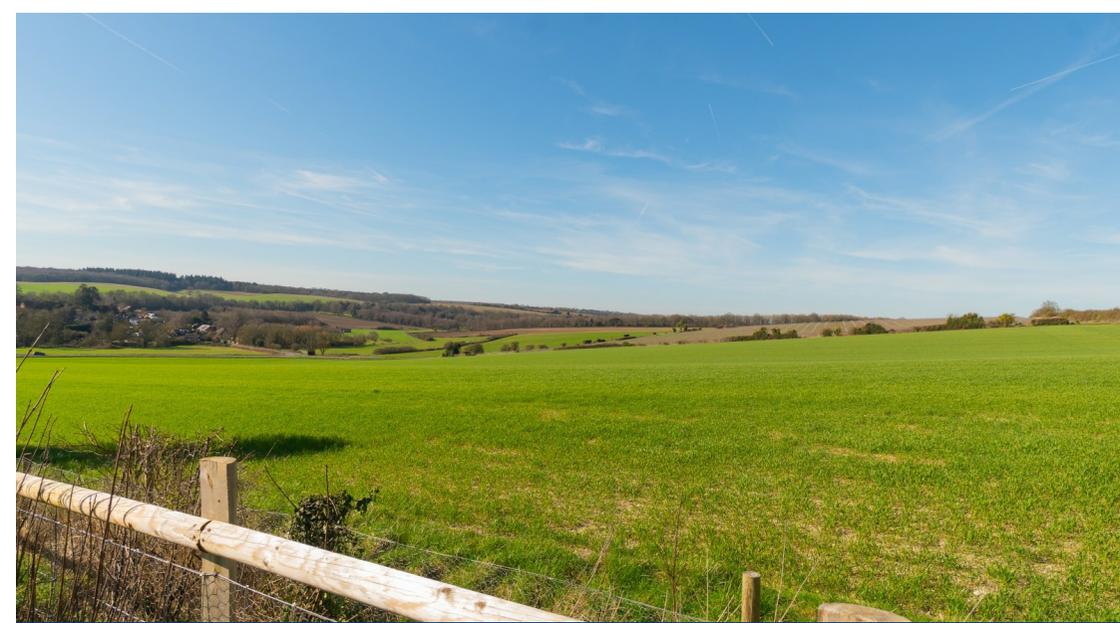
The ground floor comprises entrance vestibule leading to entrance hall; an impressive kitchen / breakfast room fitted with French doors opening onto the garden, this room benefits further from windows on two sides, creating excellent natural light. The kitchen connects to an adjoining family room with a log burning stove and also enjoys a dual aspect overlooking the rear and side gardens. To the far side of the house is a generous bay fronted sitting room featuring an impressive inglenook fireplace with wood burning stove. A spacious utility / boot room completes the ground floor.

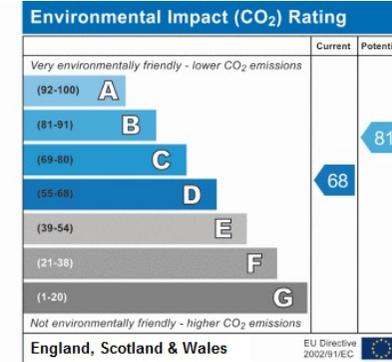
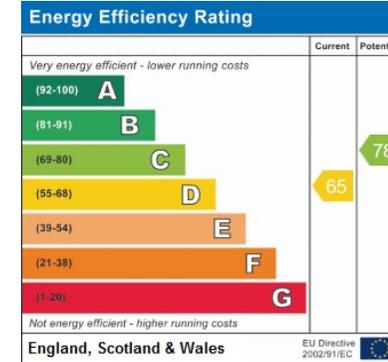
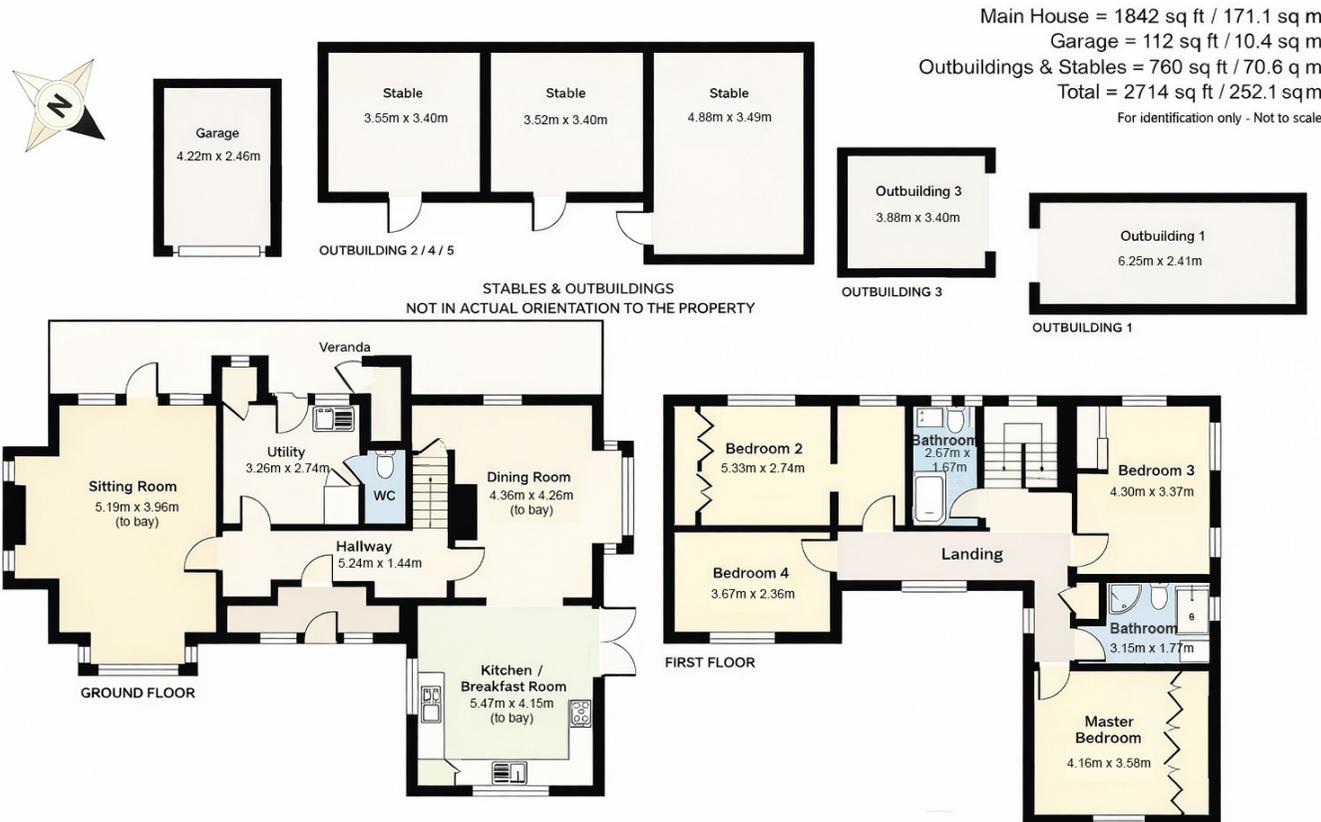
On the first floor there are four bedrooms, each of which are double in size and three of which have built in wardrobes. There are two beautifully appointed bathrooms and a spacious and light landing area. The property benefits from mains gas central heating via a Worcester Bosch boiler serving three heating zones including underfloor heating in the kitchen, each controlled by its own thermostat. The house also features cavity wall insulation, a mixture of double and secondary acoustic glazing and mains pressure hot water from an unvented cylinder. The property sits within approximately 2 acres of gardens and paddocks and is approached via a five-bar gate leading onto a long tarmac driveway providing parking and turning space for several vehicles and horse transport.

A detached brick garage with a pitched Kent peg tiled roof sits beside the house and the front garden is mainly laid to lawn with mature trees, well stocked borders and a paved pathway leading to the front door. Beyond the driveway are the paddocks which lie alongside the house and are currently divided into four fields with post and rail fencing. The equestrian facilities include a stable yard with two loose boxes and a foaling box, and a concrete yard area. The stables were built in 2019 by the reputable Ashford based firm, Olsen Timber Buildings Ltd. The rear garden is mainly laid to lawn with mature trees, planted beds and an attractive paved seating area designed to take advantage of the far reaching countryside views. Steps rise from the garden to a stunning covered veranda running along the rear of the house. Additional features include productive fruit trees and vegetable beds, together with a further grassed area and a shed.

The property is located on the outskirts of Kingston, a charming village set on the edge of the North Downs Area of Outstanding Natural Beauty, surrounded by farmland and countryside offering excellent walking, cycling and riding opportunities. The village benefits from an active community centred around The Barn, a local function and community venue hosting events and activities, along with a neighbouring park and children's play area. The Black Robin public house is also located within the village. The nearby villages of Barham and Bridge provide further amenities including a village shop, primary school, doctors, dentist and pharmacy, as well as additional popular public houses including The Duke of Cumberland and The Mermaid.

The Cathedral City of Canterbury, approximately five miles away, offers an extensive range of shopping, leisure and educational facilities including highly regarded schools, colleges and universities. Canterbury West station provides high-speed rail services to London St Pancras in approximately 55 minutes, while the nearby A2/M2 provides convenient road links towards Dover, Folkestone and London. Regular bus services also operate along the A2 connecting the surrounding towns and villages.





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