



Highbank
Easole Street | Nonington | Kent | CT15 4EU

FINE & COUNTRY



Step inside

Highbank

If countryside views are top of your list when it comes to location then this superb and spacious 1930s family home could be the answer. Perched in an elevated position off Easole Street in the charming village of Nonington, it offers panoramic views across the beautiful 247 acre Fredville park that includes many ancient trees such as the famous Majesty oak tree – purportedly the widest oak tree in England and listed in the Guinness Book of Records as being the largest maiden oak tree in the UK.

This substantial family residence is approached up a driveway with five bar gate access flanked by attractive hedging and leads to the frontage where you can park numerous vehicles. With its mellow brickwork and curved bay windows it has an attractive exterior while internally it has been sensitively updated for modern day living yet still retains some period features. The spacious entrance hall includes access to a useful shower room and leads to a delightful semi open plan living space with an archway between the dining area and the dual aspect light and bright 27ft sitting area. This includes an alabaster fireplace with a flame effect gas fire and offers great countryside views, while the dining area is about the same length so you can enjoy entertaining up to 12/14 guests round the table for supper or for family celebrations such as Christmas. It also includes storage facilities, a built in dresser style cabinet and a door to the garden.

There are steps up to the contemporary kitchen with everything needed whether it is for family catering or sophisticated entertaining. The glossy grey units and granite worktops include a Miele induction hob, two built in ovens and warming drawers, a microwave, dishwasher and a full height Bosch larder fridge and a water purifier. There is also a boot room/lobby and cloakroom as well as a door to the garden. At the other end of the kitchen there is access to a utility room with laundry facilities and an American style fridge freezer as well as a playroom and a study that overlooks the driveway. These rooms are currently accessed from the hall which makes the study very useful if you are working from home as business visitors do not need to venture into the private part of the home. However, as the utility room is fitted out like a second kitchen and there is a shower room on the ground floor it would be possible to convert that part of the house into an annex for an elderly relative or adult children, so makes the property a contender as a multi-generational home.

Upstairs off the galleried landing there is a fully tiled family bathroom and five double bedrooms as well as access to a large attic. These include the master with its en suite shower room and large windows so you can enjoy the countryside views from your bed. There is also a guest suite with an en suite shower and the other bedrooms all have useful basins installed as well as storage facilities. Outside there is a sheltered courtyard area that is ideal for al fresco dining and barbecues, a children's play area with a sandpit and an easy to manage garden with a lawn, a large summerhouse that has power and lighting so could be used as an office, raised beds and high quality fencing with lockable gates that makes the entire garden extremely safe for children and pets. There is also space beside the house to install a garage if required.





Seller Insight

“It took us a long time to find this perfect home but sadly a change in circumstances mean we have to move. But we have thoroughly enjoyed our time here and have taken great delight in the varied lighting systems that flow throughout the property and can be altered to suit your mood or atmosphere. We fell in love with the surrounding landscape and can spend time just looking out of the window at the rural vista. There are also wonderful places to go for walks and cycle rides.

Nonington is a charming and friendly village and includes a garage and a primary school as well as a 900 year old church. There is also a cricket club, a children's playpark and a village hall with various activities. Nearby Chillenden has the famous Griffins Head pub and restaurant with its regular classic car shows and barbecues. Nearby are other attractive rural communities such as Goodnestone Park and Eastry where you will find more useful shops and there other village primary schools including Adisham that is rated Outstanding by Ofsted. Also within easy reach is the well-known Northbourne prep school and the lovely village of Wingham with its excellent pubs and restaurants as well as Gibsons food hall and farm shop. The medieval Cinque Port town of Sandwich is not far with its individual shops and restaurants and, for golfing enthusiasts, there are the famous championship golf courses at Princes and Royal St George. Regular trains go from Snowdon station and they link up with the main line high speed rail stations at Dover, Sandwich and Canterbury for London while there is a bus stop just outside the house which is very useful for children going to secondary schools in Canterbury or Sandwich.”*

* 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:	
Snowdown Station	1.0 mile
Adisham Station	2.3 miles
Channel Tunnel	14.9 miles
Dover Docks	13.3 miles
Canterbury	12.3 miles
Charing Cross	75.8 miles
Gatwick Airport	76.1 miles

By Train from Snowdown:	
St. Pancras	1hr 50 mins
Victoria	1hr 54 mins
Charing Cross	2hrs 16 mins
Dover	13 mins
Canterbury East	15 mins
Canterbury West to St Pancras	56 mins

Leisure Clubs & Facilities

Nonington Cricket Club	07969561181
Sandwich Leisure Centre	01304 614947
Prince's Golf Club	01304 611118
Royal St. George's Golf Club	01304 613090
Tides Leisure and Indoor Tennis	01304 373399
Sandwich Bowling Club	01304 611100
Sandwich Town Cricket Club	01304 617237
Royal Cinque Ports Yacht Club	01304 206262

Healthcare

Dr Healy and Partners	01304 611608
Aylesham Medical Practice	01304 840415
Wingham Surgery	01227 720205

Education

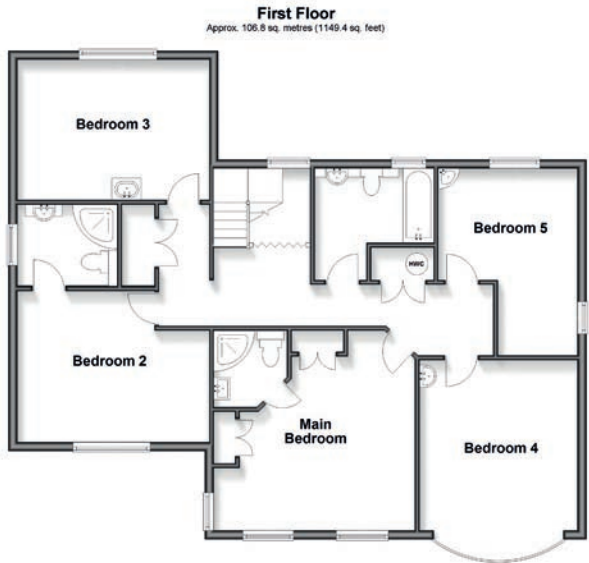
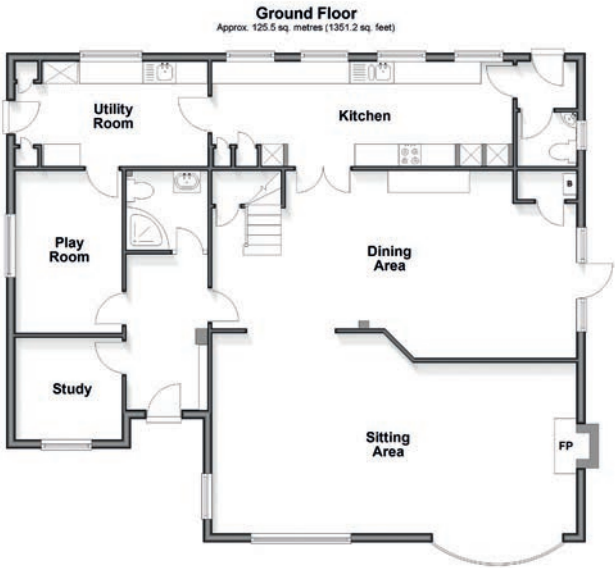
Primary Schools:	
Nonington Primary School	01304 840348
Eastry Primary School	01304 611360
Adisham Primary School	01304 840246
Sandwich Infant School	01304 612228
Sandwich Junior School	01304 612227
Northbourne Park	01304 611215
Secondary Schools:	
Duke of York's Military School	01304 245023
Dover College	01304 205969
Kings School Canterbury	01227 595502
Sir Roger Manwood's Co-ed Grammar School	01304 613286
Sandwich Technology School	01304 610000
Simon Langton Grammar School (Boys)	01227 463567
Simon Langton Grammar School (Girls)	01227 463711
Barton Grammar	01227 464600
Kent College	01227 763231
St Edmunds	01227 475000

Entertainment

Marlowe Theatre	01227 787787
The Griffin's Head	01304 840325
The Crispin Inn	01304 621967
The Blue Pigeons	01304 613233
The Bell Hotel	01304 613388
Blazing Donkey	01304 617362

Local Attractions / Landmarks

Wingham Wildlife Park
Betteshanger Country Park
Richborough Fort and Amphitheatre
The Guildhall Museum
White Mill Heritage Centre Sandwich
Seal Spotting Trips
Sandwich Town Trail
Pegwell National Nature Reserve
Walmer, Dover and Deal Castles
Salutation House Sandwich



GROUND FLOOR

Entrance Hall	11'8 x 6'1 (3.56m x 1.86m)
Study	8'2 x 7'9 (2.49m x 2.36m)
Playroom	12'2 x 8'2 (3.71m x 2.49m)
Utility Room	14'7 x 8'1 (4.45m x 2.47m)
Kitchen	22'9 x 8'1 (6.94m x 2.47m)
Dining Area	27'8 x 14'0 (8.44m x 4.27m)
Sitting Area	27'7 x 15'2 (8.41m x 4.63m)
Shower Room	
Boot Room	
Cloakroom	

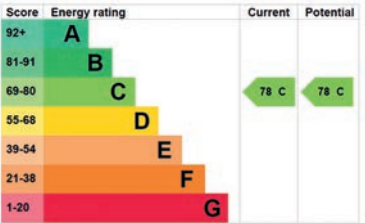
FIRST FLOOR

Landing	
Bedroom 4	14'1 x 10'11 (4.30m x 3.33m)
Bedroom 2	14'3 x 11'5 (4.35m x 3.48m)
En Suite Shower Room	
Main Bedroom	15'11 x 15'3 (4.85m x 4.65m)
En Suite Shower Room	
Bedroom 3	13'3 x 11'11 (4.04m x 3.63m)
Bedroom 5	14'0 maximum x 10'7 maximum (4.27m x 3.23m)
Bathroom	8'9 x 8'8 (2.67m x 2.64m)

OUTSIDE

Rear Garden
Front Garden
Driveway

Council Tax Band: G
Tenure: Freehold



Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

