



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



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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 Goodhstone 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
 Aylesham Medical Practice
 Wingham Surgery

Education

Primary Schools:
 Nonington Primary School
 Eastry Primary School
 Adisham Primary School
 Sandwich Infant School
 Sandwich Junior School
 Northbourne Park

Secondary Schools:

Duke of York's Military School
 Dover College
 Kings School Canterbury
 Sir Roger Manwood's Co-ed Grammar School
 Sandwich Technology School
 Simon Langton Grammar School (Boys)
 Simon Langton Grammar School (Girls)
 Barton Grammar
 Kent College
 St Edmunds

01304 611608
 01304 840415
 01227 720205

01304 840348
 01304 611360
 01304 840246
 01304 612228
 01304 612227
 01304 611215

01304 245023
 01304 205969
 01227 595502
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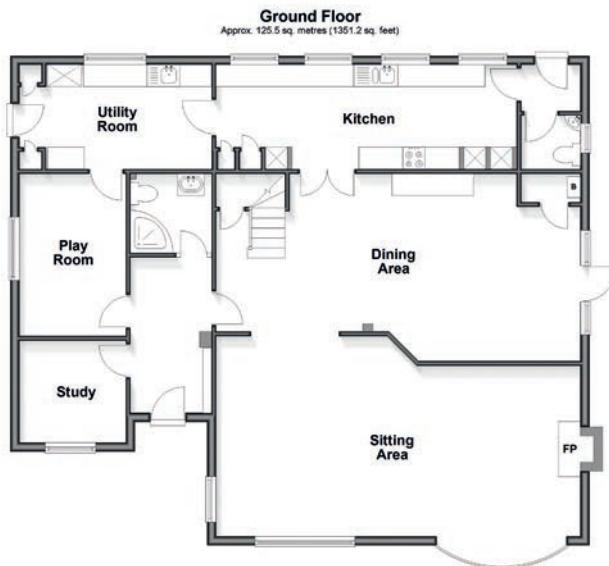
Entertainment

Marlowe Theatre
 The Griffin's Head
 The Crispin Inn
 The Blue Pigeons
 The Bell Hotel
 Blazing Donkey

01227 787787
 01304 840325
 01304 621967
 01304 613233
 01304 613388
 01304 617362

Local Attractions / Landmarks

Wingham Wildlife Park
 Bettlesanger 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
Study
Playroom
Utility Room
Kitchen
Dining Area
Sitting Area
Shower Room
Boot Room
Cloakroom

11'8 x 6'1 (3.56m x 1.86m)
8'2 x 7'9 (2.49m x 2.36m)
12'2 x 8'2 (3.71m x 2.49m)
14'7 x 8'1 (4.45m x 2.47m)
22'9 x 8'1 (6.94m x 2.47m)
27'8 x 14'0 (8.44m x 4.27m)
27'7 x 15'2 (8.41m x 4.63m)



FIRST FLOOR

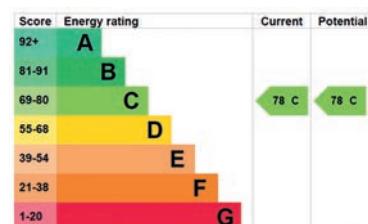
Landing
Bedroom 4
Bedroom 2
En Suite Shower Room
Main Bedroom
En Suite Shower Room
Bedroom 3
Bedroom 5
Bathroom

14'1 x 10'11 (4.30m x 3.33m)
14'3 x 11'5 (4.35m x 3.48m)
15'11 x 15'3 (4.85m x 4.65m)
13'3 x 11'11 (4.04m x 3.63m)
14'0 maximum x 10'7 maximum (4.27m x 3.23m)
8'9 x 8'8 (2.67m x 2.64m)

OUTSIDE

Rear Garden
Front Garden
Driveway

Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 21.08.2025



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