



FOUNDATION

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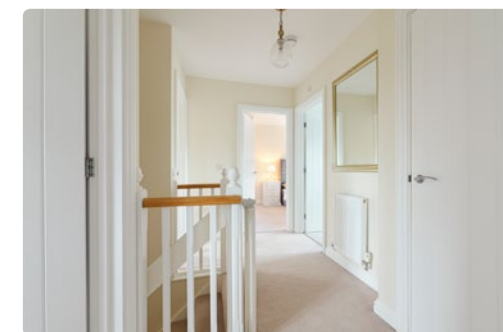
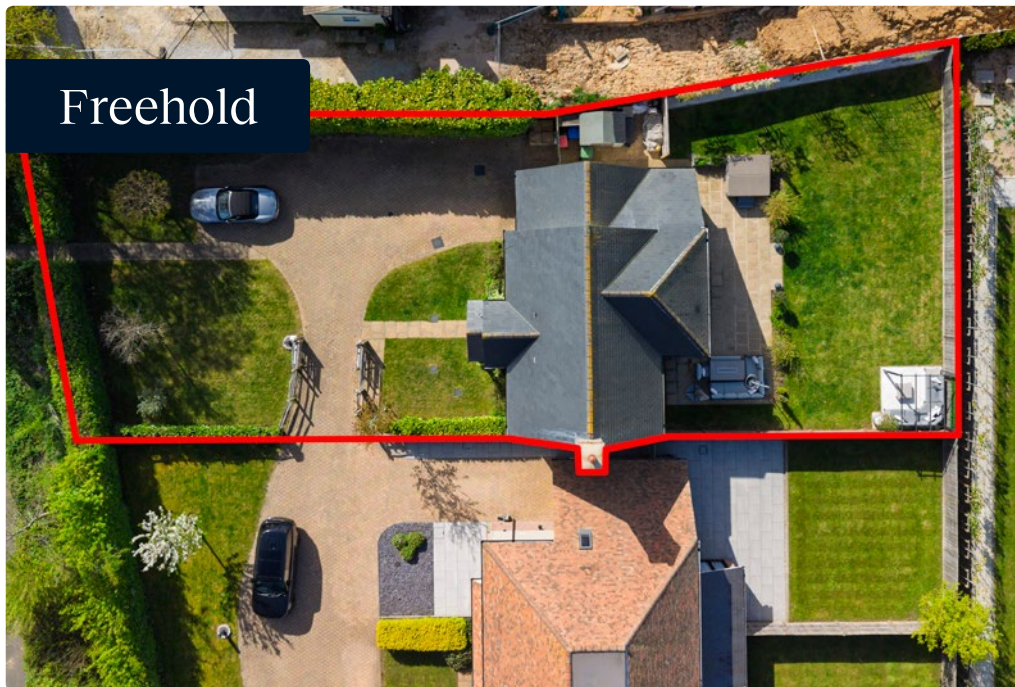
[sales@foundationestateagents.co.uk](mailto:sales@foundationestateagents.co.uk)

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5, Polo Field Drive, Canterbury, CT3 4FA

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS



## 5, Polo Field Drive, Canterbury CT3 4FA

- Creatively Enhanced Detached Residence
- Almost 1500 Sq.Ft Of Elegant Accommodation
- Beautiful Sitting Room With Wood Burning Stove
- Four Bedrooms & Two Luxury Bathrooms
- Thoughtful Interior Design Throughout
- Exclusive Small Development
- Generous Plot Of 0.18 Acres Of Manicured Grounds
- Large Gated Driveway & Garage

### SITUATION:

Polo Field Drive is an exclusive development of just 18 individually designed homes, ideally positioned adjacent to Polo Farm Sports Club. The property enjoys a prime location within easy reach of Canterbury and the surrounding villages of Littlebourne, Bekesbourne, Fordwich, and Bridge, all of which are within walking distance.

Littlebourne offers a strong community atmosphere alongside a range of everyday amenities, including a village shop and post office, playing field, doctors' surgery, parish church, and a well-regarded primary school.

The village also benefits from a frequent and reliable bus service to both Canterbury and Sandwich. The area is also home to the popular Howletts Wild Animal Park, offering a unique day out, while nearby Woolton Farm Vineyard provides a boutique vineyard experience with tours and tastings, alongside relaxed rustic dining including wood-fired

pizza and BBQ events, as well as hosting popular annual cider festivals.

Canterbury, just a short drive away, is a vibrant and historic cathedral city. Its lively centre features a mix of High Street brands and independent retailers, cafés, and restaurants, alongside a wide range of leisure and cultural attractions, including the recently refurbished Marlowe Theatre.

The city is well known for its excellent educational provision, with a strong choice of grammar schools, respected independent schools, and three universities. It also offers superb transport links, with regular rail services to London Victoria, Charing Cross, and Cannon Street. High-speed services from Canterbury West reach London St Pancras in under an hour, making it ideal for commuters.



#### DESCRIPTION:

A striking, thoughtfully designed contemporary home built to an exceptional standard by Millwood Designer Homes, set within a generous 0.18-acre plot on the highly exclusive Polo Field Drive development, ideally positioned between Canterbury and the village of Littlebourne.

Constructed in 2019, the property offers nearly 1,500 sq ft of beautifully appointed accommodation, combining attractive weatherboarding and heritage-style brickwork with a refined, modern interior. The current owners have enhanced the home with elegant décor and high-quality finishes throughout, creating a stylish, energy-efficient living space in a highly convenient setting.

The centrally positioned front door, set beneath a traditional wooden canopy, opens into a welcoming entrance hall with premium Karndean flooring. To the right, a charming dual-aspect sitting room features an exposed brick chimney breast with a solid oak



bressummer and a striking wood-burning stove, complemented by tasteful designer wall coverings.

To the left, an elegant dining room with double doors flows seamlessly into an impressive kitchen/breakfast room. This contemporary space is fitted with sleek, handleless units, pale cabinetry, with integrated appliances including a Bosch double oven, microwave, dishwasher, and fridge-freezer. A thoughtfully extended breakfast bar incorporates a wine cooler, while under-pelmet lighting enhances the overall ambience. French doors open directly onto the rear garden, creating an ideal space for indoor-outdoor living. The kitchen is further supported by a practical utility room with space for laundry appliances, access to the garden, and a well-appointed cloakroom.

Upstairs, there are four generously sized bedrooms and a beautifully finished family bathroom fitted with a Sottini suite, including a walk-in shower, separate bath, WC, and basin. The principal bedroom benefits from

fitted double wardrobes and an elegant en suite shower room, along with attractive views over open countryside.

#### OUTSIDE:

The property is approached via a block-paved, gated driveway with electric private gates, providing extensive off-road parking for 5–6 vehicles comfortably, and access to a garage with an electrically operated door, currently utilised as a home gym. The front is enclosed by established hedging and chestnut cleft fencing, with a private gate leading to Littlebourne Road and nearby countryside walks.

The rear garden has been thoughtfully landscaped, featuring pleached trees, established planting, and defined areas for relaxation and entertaining. A stylish aluminium pergola with a retractable awning provides a versatile seating area, offering both shade and architectural interest, and is perfectly positioned to catch the last of the setting sun, an ideal spot for evening unwinding or entertaining.

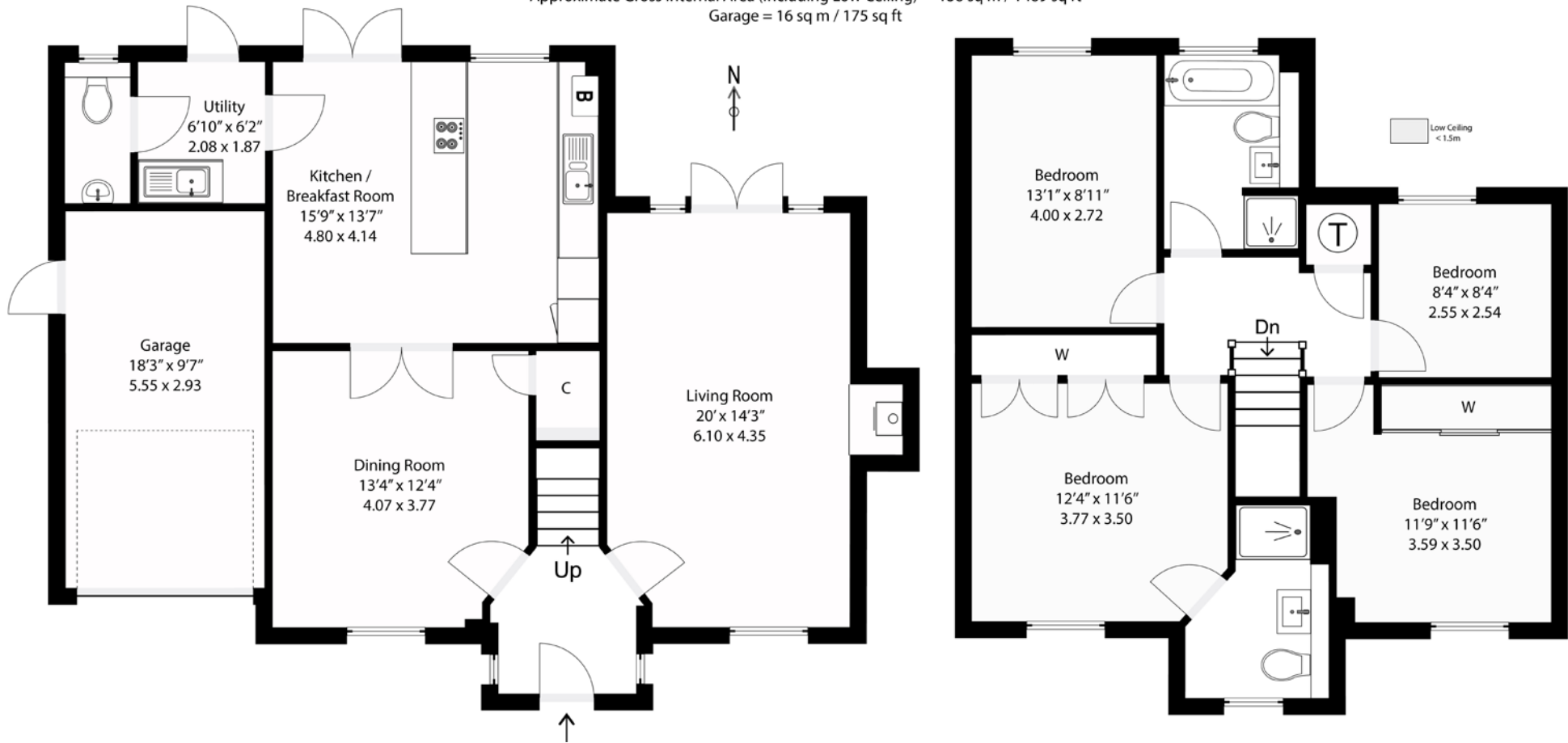








Approximate Gross Internal Area (Including Low Ceiling) = 138 sq m / 1489 sq ft  
 Garage = 16 sq m / 175 sq ft



TOTAL FLOOR AREA: 1664 sq. ft (154 sq. m)  
 HOUSE: 1489 sq. ft (138 sq. m)  
 GARAGE: 175 sq. ft (16 sq. m)



EPC RATING  
 B



COUNCIL TAX BAND  
 F



GENERAL INFORMATION  
 £500 maintenance of the development

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

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