



4 Chaucer Mews
Upper Harbledown | Canterbury | Kent | CT2 9BF

FINE & COUNTRY



Step inside

4 Chaucer Mews

This superbly presented detached and extended family home is located at the end of a prestigious enclave of detached properties in the village of Upper Harbledown. Sat on a plot of 5.18 acres that includes orchards and fields, but is only a couple of miles from Canterbury and close to the A2 for London and Dover.

The entrance leads to a resin driveway, bordered by high hedging and shrub beds, where you can park three or four cars. There is a detached pitched roof double garage with ladder access to an upper floor as well as the double pitched roof porch with a contemporary front door. This opens into a spacious reception hall with porcelain tiled flooring that flows throughout most of the ground floor. There is also an impressive wood and glass staircase, mirrored understairs cupboards and access to the ground floor accommodation.

This includes a snug and an adjacent shower room that is very useful for family members or guests who find the stairs difficult as it could be used as a ground floor bedroom if needed. The 'heart of the house' is the stunning L-shaped living space with underfloor heating that continues throughout most of the ground floor and six bi-fold doors to the rear terrace. It features a spacious triple aspect sitting room area with a grey stone split face tile chimney breast and a raised flame effect gas fire as well as glazed French doors to the hall and blinds on the windows. There is also a vast dining area, where you could easily seat a dozen people, with a matching split face tile pillar.

The ultra-modern kitchen features an attractive scenic splash back and impressive glossy grey and white flat fronted units with granite worktops housing an induction hob, two built in ovens, a bread oven, two microwaves and a dishwasher as well as a large central island/breakfast bar. There is an adjacent fitted utility room with laundry facilities, a second dishwasher, space for an American style fridge freezer and a large corner pantry. This floor also includes a study that is currently in use as an additional double bedroom and a gym with French doors to the terrace.

On the spacious first floor galleryed landing there is access to the main attic, a fitted study area with shelving and a cupboard, a very smart family bathroom with a bath and separate wet room style shower, a bidet and a vanity basin with wall and base units housing a built in laundry basket and loo roll holder. There is also a second family bathroom with a bath and a circular vanity basin, a beautifully fitted office/sixth bedroom with desk space on three sides and five double bedrooms with air conditioning.

These include a large double with a seating area, desk space and mirror fronted sliding wardrobes, two more with fitted cupboards and another with a study area as well as the very impressive main bedroom. This features three bi-fold doors with automatic blinds that open onto a charming chrome and glass balustraded balcony with views across the garden and the grounds beyond. It includes contemporary sliding wardrobes and a superb fitted dressing room with built in cupboards incorporating pull out shelving and trousers racks and pull down hanging rails as well as access to a separate attic. There is also a luxurious ensuite bath/shower room with a Jacuzzi bath, a wet room style shower, a bidet and a vanity basin with a granite surround.

The rear garden is very secluded and includes a large terrace for outdoor entertaining. This is edged by a dwarf wall and borders a lawn, interspersed with some impressive trees, that runs down to the stream. A pergola covered bridge leads over the stream to the acres of fields and the orchard with a variety of fruit trees including apple, pear, plums and cherries.









Seller Insight

“ We moved here from the Maldives some 20 years ago and it has been a truly special family home and we shall be sad to leave but it is time for us to downsize. In recent years we have considerably extended the property and upgraded the inside to include the porcelain floor tiling, the beautiful wood staircase and doors, the kitchen, dining area and sitting room as well as installing new bathrooms.

We have always felt that the location is ideal as we live at the end of a cul-de-sac so it is very quiet and peaceful as well as being safe for children and animals. Having the additional land is wonderful for a family as the kids can enjoy plenty of space and the fields can be used for livestock such as sheep, goats, chickens or even alpacas as well as ponies.

Even though we are in a rural environment, we are also close to the A2 for London, Canterbury and Dover and just over two miles to Canterbury West station with the high speed train that can whisk you to St Pancras in less than an hour. We are also not far from the coast at Whitstable or the Thanet towns for a day on the beach while nearby Rough Common includes a convenience store and a post office.

The historic city of Canterbury includes some impressive UNESCO heritage site buildings, a variety of high street stores and individual shops as well as a plethora of restaurants, pubs and three theatres including the Marlowe where you can regularly see West End shows. There are three universities in the city as well as excellent grammar schools and top class private schools, while nearby Blean primary school is rated Outstanding by Ofsted.”*

* 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 West Station	2. 2 miles
Canterbury East Station	2.9 miles
Ashford International	15.0 miles
Dover Docks	20.8 miles
Channel Tunnel	20.6 miles
Gatwick Airport	66.0 miles
Charing Cross	61.1 miles

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

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

Leisure Clubs & Facilities

Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Whitstable Sailing Club	01227 272942
Kingsmead Leisure Centre	01227 769818

Healthcare

Blean Surgery
Canterbury Health Centre
Northgate Medical Practice
Canterbury Medical Practice
Kent and Canterbury Hospital
Chaucer Hospital

Education

Primary Schools:
Blean Primary
St Thomas Catholic Primary
Kent College Junior
St Edmunds Junior
Kings Junior

Secondary Schools:
Simon Langton Girls Grammar
Simon Langton Boys Grammar
Barton Grammar
King's School, Canterbury
Kent College
St Edmunds

01227 764211
03000 426600
01227 208556
01227 463128
01227 766877
01227 825100

01227 471254
01227 462539
01227 762436
01227 475600
01227 714942

01227 463711
01227 463567
01227 464600
01227 595501
01227 763231
01227 475000

Entertainment

Marlowe Theatre, Canterbury
Gulbenkian Theatre and Cinema
Malthouse Theatre
Pinocchio's
Cafe des Amis
Abode Hotel
The Corner House

01227 787787
01227 769075
01227 287234
01227 457538
01227 464390
01227 766266
01227 780793

Local Attractions / Landmarks

Howletts Animal Park
Wingham Wildlife Park
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum





GROUND FLOOR

Reception Hall	
Shower Room	
Snug	10'9 x 9'5 (3.28m x 2.87m)
Kitchen/Diner	27'1 (8.26m) narrowing to 21'3 (6.48m) x 23'0 (7.02m)
Sitting Room	33'4 x 11'7 (10.17m x 3.53m)
Utility Room	10'0 x 9'6 (3.05m x 2.90m)
Gym	13'6 x 10'6 (4.12m x 3.20m)
Study	11'7 x 9'8 (3.53m x 2.95m)

FIRST FLOOR

Landing	
Bedroom 3	18'5 up to fitted wardrobes x 8'4 (5.62m x 2.54m)
Bath/Shower Room	15'1 x 5'5 (4.60m x 1.65m)
Bedroom 2	21'4 x 9'3 (6.51m x 2.82m)
Office/Bedroom 6	11'7 x 9'3 (3.53m x 2.82m)
Bathroom	
Bedroom 5	11'1 x 10'9 (3.38m x 3.28m)
Bedroom 4	13'6 x 10'0 (4.12m x 3.05m)
Main Bedroom	21'3 x 13'7 into fitted wardrobes (6.48m x 4.14m)
Dressing Room	
En Suite Bath/Shower Room	10'7 x 7'7 (3.23m x 2.31m)
Balcony	

OUTBUILDING

Double Garage	17'4 x 17'2 (5.29m x 5.24m)
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OUTSIDE

Rear Garden
Driveway
Orchard
Paddock/Field

Council Tax Band: G
Tenure: Freehold



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