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The Old Post Office, The Street, Stourmouth, Canterbury, CT3 1HZ

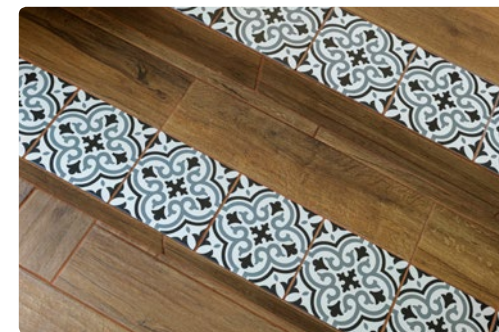
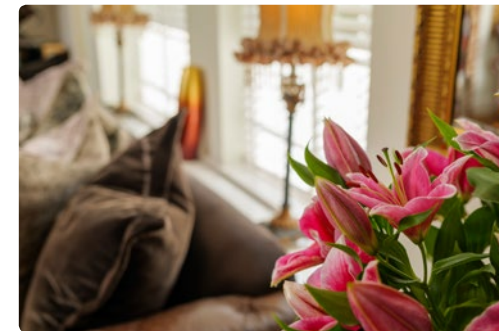
5 BEDROOMS | 4 BATHROOMS | 4 RECEPTIONS

Freehold



The Old Post Office, The Street, Stourmouth, Canterbury, CT3 1HZ

- Substantial Detached Period Property
- Thoughtfully Reconfigured & Creatively Extended
- Over 3500 Sq.Ft Of Creatively Confured Space
- Five Bedrooms & Four Luxury Bathrooms
- Multiple Characterful Receptions With Fireplaces
- Open Plan Living Space & Bar Area
- Set Within Approx. Half An Acre Of Landscaped Grounds
- Well Equipped Garden Kitchen With Clay Pizza Oven



SITUATION:

Stourmouth East is a friendly community, with a bus stop at the end of the lane, which is ideal for children going to school.

Preston is surrounded by some beautiful countryside which is ideal for walking, cycling and riding, whilst the nearby Stodmarsh National Nature Reserve is home to many species of migrating birds and wildlife.

Situated close by is the historic market town of Sandwich which is a bustling little town and one of the Cinque Ports. It has many independent shops and restaurants, a well-regarded grammar school and a lovely quay.

The village of Wingham is approximately two miles away and also offers a wider range of shops and amenities including a doctor's surgery and a dentist.

There is a regular bus route between Sandwich, Wingham and Canterbury and the A2 can be accessed via the nearby villages of Barham and Bekesbourne.

The bustling cathedral city of Canterbury is just eight miles away and this offers an excellent range of shopping, leisure and educational amenities, including both state and private schools and three universities.

It has two hospitals and two mainline railway stations (one with a high speed rail link which reaches London St. Pancras in just under an hour), along with a vibrant high street offering a fine selection of high street brands, independent boutique style shops and a wide range of pubs and restaurants serving a host of international cuisines.



DESCRIPTION:

A substantial five-bedroom detached residence dating back to 1804, The Old Post Office has recently been sympathetically enhanced through creative and thoughtful architecture, meticulously reimaged to offer over 3,500 sq.ft. of beautifully crafted living space. Every element has been carefully considered, seamlessly blending timeless period character with contemporary luxury, where original features sit effortlessly alongside exceptional craftsmanship and elegant modern finishes.



Set within approximately half an acre of beautifully landscaped gardens, the property offers an incredibly versatile lifestyle. The thoughtfully designed accommodation includes five generous bedrooms, four luxurious bathrooms and a stunning coach house, providing the perfect arrangement for multigenerational living, guest accommodation or a boutique holiday let with excellent income potential. Equally suited to relaxed family living and large-scale

entertaining, this is a home of remarkable flexibility and undeniable quality.

The handsome, symmetrical façade is everything you would expect from a distinguished home of its era. Attractive windows frame the welcoming entrance door, whilst a traditional Kent peg-tiled roof, punctuated by twin dormer windows, completes the charming exterior. It is a home that immediately hints at the character, craftsmanship and meticulous attention to detail waiting to be discovered within. Step inside the original Old Post Office and you're immediately welcomed by an abundance of period charm.

The elegant sitting room centres around a striking brick fireplace with a log-burning stove, whilst a second reception room provides the perfect snug, home office or formal lounge, complete with another beautiful feature fireplace. At the heart of the home is the spectacular

kitchen and dining space, beautifully appointed with quartz worktops, Amtico flooring and a comprehensive range of bespoke cabinetry, complemented by integrated appliances including two ovens, a hob and dishwasher. A cleverly designed utility cupboard keeps everyday essentials tucked neatly away, alongside a convenient cloakroom.

The first floor offers two impressive double bedrooms, each enjoying stylish contemporary en-suite bathrooms, while a luxurious family bathroom features a freestanding bath alongside a separate walk-in shower. The second floor provides two further spacious bedrooms, ideal for children, guests or additional workspace.



Connecting the main house to the coach house is a striking open plan dining area with vaulted thermal ceiling and porcelain tiled flooring, it provides a seamless transition between the two buildings and is undoubtedly one of the home's standout features. The coach house is every bit as impressive. On the ground floor, a bespoke handcrafted bar and entertaining space creates the ultimate venue for hosting family and friends, while upstairs a stunning vaulted guest suite with its own luxurious en-suite bathroom offers complete independence for visitors or presents an excellent opportunity for holiday accommodation.

OUTSIDE:

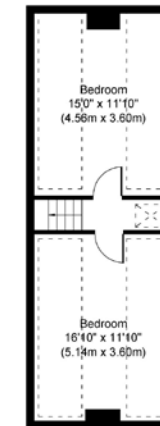
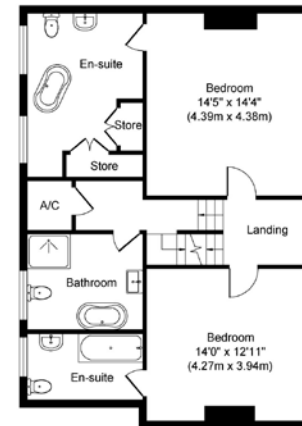
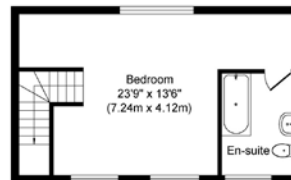
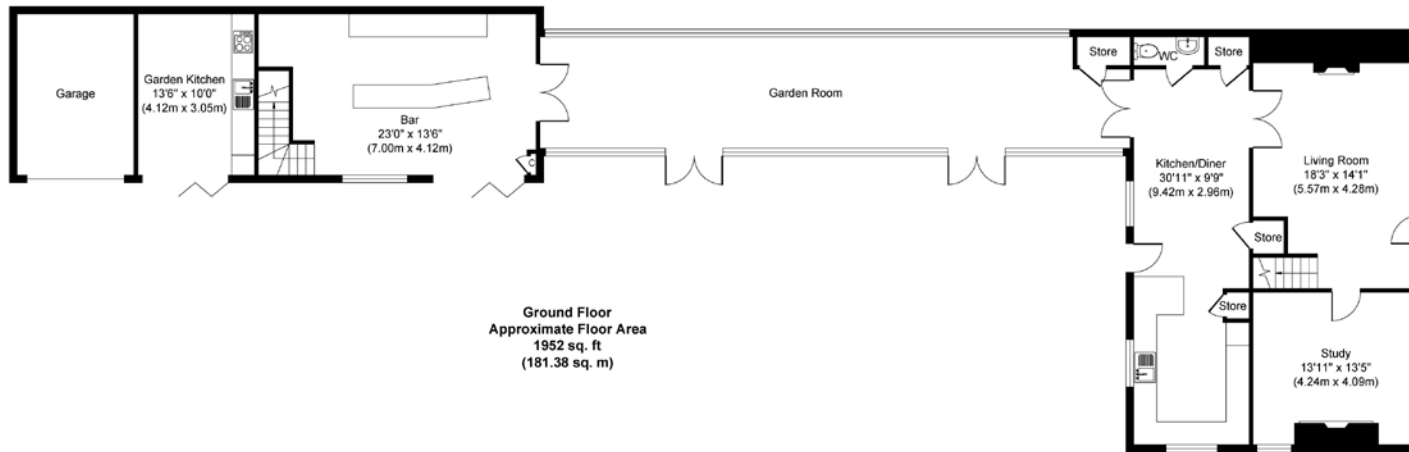
The Old Post Office occupies a generous plot of 0.52 acres of grounds and has been thoughtfully landscaped and Created with entertaining in mind, the gardens provide a series of beautifully designed outdoor spaces including a dedicated outdoor kitchen with a traditional clay pizza oven, bi-fold doors opening effortlessly onto generous entertaining terraces, a summer house, hot tub and pergola, all surrounded by mature landscaped gardens. Beyond the lawn, a separate paddock adds further versatility, while a substantial gravel driveway provides parking for numerous vehicles alongside a covered carport.

Situated within the highly desirable village of Stourmouth, the property enjoys an enviable setting with open countryside, a thriving village community and a popular local pub just moments away. The historic Cathedral City of Canterbury is within easy reach, offering an outstanding selection of shopping, restaurants, leisure facilities and highly regarded schools.









TOTAL FLOOR AREA: 3526 sq. ft (327 sq. m)



EPC RATING
D



COUNCIL TAX BAND
F



GENERAL INFORMATION
Private drainage
Gas heating

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

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