

Willow View, Rushbourne Manor Hoath Road
Canterbury
CT3 4JP

£735,000 Freehold



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Guide Price £735,000

Available soon

Manor Barn, Harvest Barn & Willow View

Exceptional new homes in a quintessentially Kentish setting

Set in the picturesque village of Hoath, this exclusive trio of new homes forms part of a charming farmstead-style development within the historic Rushbourne Manor grounds. Surrounded by beautifully restored barns and a centuries-old granary, these unique properties combine the timeless charm of a traditional Kentish barn with the very best of contemporary design and modern living.



Design & Architecture

- Inspired by classic Kentish barn conversions, each home is crafted to complement the restored Granary, Milking Parlour and the Manor House.
- Thoughtful touches and design elements create stylish, welcoming spaces.
- Impressive high ceilings and unusually generous first-floor layouts infuse every room with an airy, elegant ambience.
- Floor-to-ceiling picture windows in master suites to Harvest Barn and Willow View perfectly frame views across rolling fields, ancient stonework, and mature gardens.

Interior Features

- 4 double bedrooms to first floor plus 3 bathrooms/shower rooms.
- Designer kitchens with quartz worktops, soft-close cabinetry, and premium Bosch appliances.
- Spacious utility rooms.
- Large hallway with feature staircase and galleried landing to Manor Barn.
- Ground floors laid with herringbone flooring and comprehensive underfloor heating for seamless warmth.
- Bespoke timber-framed windows bring natural light flooding into open-plan living areas.
- Designer kitchens with quartz worktops, soft-close cabinetry, and premium Bosch appliances.
- Upper levels finished with luxurious, high-quality carpeting to enhance comfort and acoustics.

Practical Amenities

- Under cover allocated parking bays equipped with electric vehicle charging points.
- Eco-friendly air-source heat pumps ensuring highly efficient heating and hot water.
- Secure cycle stores, weather-proof bin enclosures, and expansive full height loft spaces for extra storage.
- 10-year new-home warranty providing total peace of mind.

Location & Lifestyle

Hoath & Canterbury

The picturesque village of Hoath offers peaceful country living just a short drive from Canterbury's vibrant city centre. Renowned for its medieval cathedral, cobbled streets, and cultural calendar, including The Marlowe Theatre and Canterbury Festival, the City balances rich heritage with lively cafés, bars restaurants, independent boutiques and two universities.

East Kent Countryside

Surrounded by the gently rolling hills and patchwork fields of the Garden of England, these homes enjoy panoramic, ever-changing views. Footpaths and cycle routes weave through orchards and woodlands, providing the opportunities of rural exploration close at hand.

Nearby Coastal Delights

- Margate: Historic seaside resort with sandy beaches, vibrant modern cultural scene, world class Turner Contemporary art gallery, fine dining and cafés as well as Dreamland music venue and amusement park.
- Herne Bay: Traditional seaside town with a Victorian pier, promenade cafés, new David Lloyd Leisure Club and family-friendly events.
- Whitstable: Historic fishing port famous for its oysters, boutique shops and vibrant festivals.
- Viking Coastal Trail: Picturesque 25 mile circular route popular with walkers, runners and cyclists, passing close to the coast via Reculver, Minnis Bay, Margate, Broadstairs and Ramsgate.
- Water sports: Sailing clubs at Whitstable, Herne Bay, Minnis Bay, Margate, Broadstairs and the Royal Temple Yacht Club Ramsgate offer a range of water sports activities, including windsurfing, kite, wing and paddle boarding, catamaran and dinghy sailing and kayaking.

Links, Destinations and Journey Times

High-speed rail to London St Pancras in under 1 hour
M20 motorway to London in approx. 1 hour
Port of Dover to Calais (ferry) in 1 hour 15 minutes
Channel Tunnel to Calais (Eurotunnel) in 35 minutes

Ready to Begin?

We would love to show you around your future home. With completion set for early October 2025, now is the perfect time to reserve your place in this enchanting Kentish setting.

Part Exchange Possible

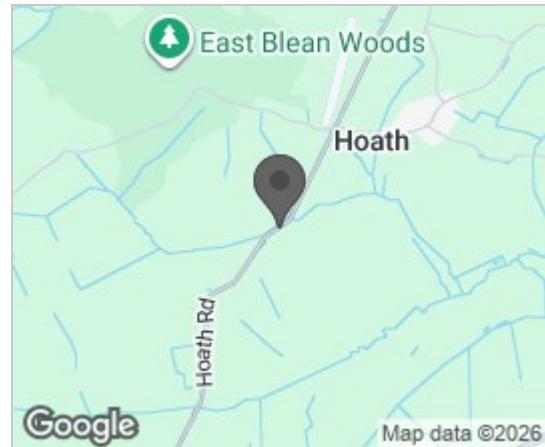
We would be pleased to consider taking your current property in part exchange. This would provide you with certainty of timing, cost savings and a fair price, subject to valuation. We are prepared to consider most areas and types of property. Please ask for further details.

General Notes

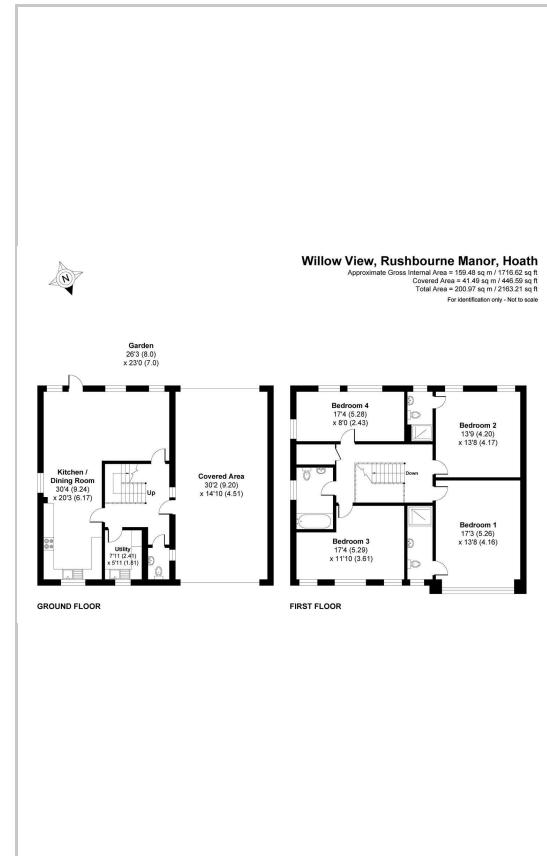
Photographs and drawings are illustrative and subject to change. For more information or to arrange a viewing, please get in touch today!

RUSHBOURNE MANOR, HOATH ROAD, HOATH, KENT, CT3 4JP

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Lettings: 01227 452111

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Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
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