



Broadfields
Longage Hill | Rhodes Minnis | Canterbury | Kent | CT4 6XX

FINE & COUNTRY

Step inside

Broadfields

Broadfields is located in the rural hamlet of Rhodes Minnis, which is ideally situated on the North Downs in an Area of Outstanding Natural Beauty. This veritable Tardis of a Kent country property nestles in 1.13 acres of grounds surrounded by farmland and includes stables, a paddock, a swimming pool and a spacious traditional oak framed car barn incorporating two parking bays with a first floor apartment. It is approached through a five bar gate that opens onto a large gravel driveway where you can park numerous vehicles, surrounded by a spacious lawn with mature trees and colourful shrubs

At first glance the property looks like a charming and traditional country home with its delightful weatherboard exterior, solid timber bay windows and an oak framed kent peg tiled porch. However, once you walk through the attractive stained glass front door you can appreciate that this property has even more to offer including a view straight through the house to the end of the garden. The hall includes engineered oak flooring, the original staircase and understairs cupboard and access to the main ground floor accommodation including a glass lobby leading to the awe inspiring light and bright dual aspect kitchen/dining/family area with porcelain tiled flooring.

The wonderful kitchen/breakfast area was created by Neptune kitchens and features solid wood soft closing units in the traditional Georgian style with Silestone worktops. They house an induction hob, two ovens, a dishwasher, fridge freezer, pull out shelving and a larder cupboard as well as a sink with a Quooker tap while the preparation area includes a second sink. The very large central island also has pull-out trays and integral maple chopping boards.

The family area features a charming contemporary corner log burner while a dozen guests can enjoy sitting down to a meal in the spacious dining area that has a vast lantern skylight and full height windows as well as three bifold doors leading to the Indian sandstone terrace.

As well as access from the hall there is also a sliding oak barn door that opens to the delightful living room from the kitchen. This also has engineered oak flooring, a stone surround electric fire, a lovely bay window and French doors to the side garden. The snug has an electric fire and a bay window as well as fitted cupboards and shelving so could make an excellent study for anyone working from home and would provide easy access for business visitors. There is a spacious fitted utility room with laundry facilities and French doors to the garden as well as a downstairs cloakroom.

On the first floor there is a galleried landing leading to an office, a family bathroom with a bath, separate waterfall shower and a vanity basin as well as four double bedrooms, all with delightful views. These include one with fitted cupboards and drawers, another with a fireplace and the principal suite with dressing area, fitted handmade wood wardrobes as well as a contemporary en suite shower room.

Outside there are delightful surprises including the charming veranda style seating area by the back door, the swimming pool complex that includes a relaxing pool house with a sauna and seating area and the spacious terrace for al fresco dining and entertaining. There are also two stables, a workshop and other useful outbuildings as well as a greenhouse and the approximately one acre fenced paddock.

The oak framed double car barn includes a laundry room and a store room as well as a door to the separate apartment. This opens into a spacious hall with access to the wet room and oak stairs with a glass balustrade leading to the delightful contemporary vaulted ceiling studio apartment. It includes two wonderful Velux balcony windows that provide stunning views over the surrounding paddock, a kitchenette with a sink and a built in island with shelving, eaves storage and walk-in wardrobes.











Seller Insight

“ We have loved living here for the past 16 years. It has been a great family home but we have now decided to downsize. We have thoroughly enjoyed updating and extending the property including creating the fabulous kitchen space and the studio apartment that is excellent for guests or adult children wanting a private space or it could also make a charming holiday let.

Rhodes Minnis is ideally located for off road horseriding as we are very close to the 440 acres of Lyminge Forest where you can not only enjoy riding, walking and cycling but can also experience a rich diversity of wildlife.

Rhodes Minnis has a tea room, methodist church and a village hall with a variety of activities such as yoga classes. Further amenities can be found in the local villages of Elham and Lyminge, such as tennis courts, football and cricket clubs, a post office, doctors surgery, and shop/newsagents. Primary and pre-school facilities are also available. For the golfing enthusiasts nearby Etchinghill and Roundhall golf clubs offer excellent facilities.

We are only a short distance from Elham with its village square with church on one side and the Kings Arms Grade II Listed pub on the other. The pub has been restored to its former royal glory in celebration of the coronation of King Charles III and includes a restaurant with gastro pub food created by award winning chefs.

The medieval City of Canterbury is a short drive away, offering shopping, restaurants, the Marlowe Theatre, schools and universities. It is also a short drive away to the coastal town of Hythe which has excellent schools, beaches and watersport facilities. Commuters can drive to Ashford and take a train to St Pancras that takes about 36 minutes from Ashford International, and we are 7 minutes' drive from the Channel Tunnel for trips to the continent.*

* 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.





Annexe



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Travel

By Road:	
Folkestone	8.0 miles
Canterbury	10.2 miles
Ashford International	13.2 miles
Dover Docks	16.6 miles
Gatwick Airport	73.7 miles
Charing Cross	69.5 miles

Trains from Ashford International:

St Pancras	37 mins
Charing Cross	1hr 16mins
Cannon Street	1hr 21mins
London Bridge	1hr 12 mins

High-Speed Canterbury West to St. Pancras	54 mins
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Leisure Clubs & Facilities

Sibton Park Cricket Club	01303 863251
Etchinghill Golf Club	01303 862929
Roundwood Golf Club	01303 862260
Elham Sports Centre	01303 840485

Healthcare

Hawkinge and Elham Surgery	
New Lyminge Surgery	
William Harvey Hospital	
Kent and Canterbury Hospital	

Education

Primary Schools:	
Lyminge Primary	
Elham Primary	
Ashford School (Prep)	

Secondary Schools:	
Harvey Grammar for Boys	
Folkestone School for Girls	
Simon Langton Girls Grammar	
Simon Langton Boys Grammar	
King's School, Canterbury	
St Edmunds	
Kent College	
Ashford School	

01303 232300	
01303 863160	
01233 633331	
01227 766877	

01303 862367	
01303 840325	
01233 625171	

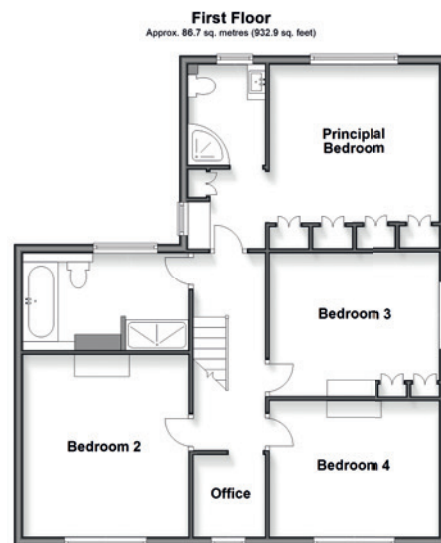
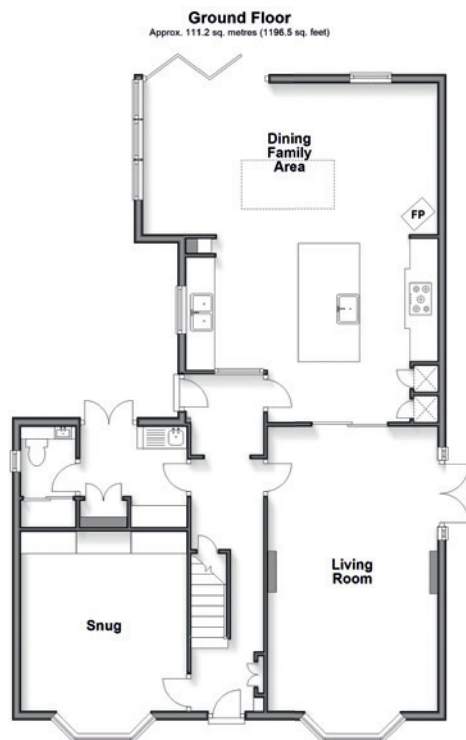
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01227 763231	
01233 625171	

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Leas Cliff Hall	01303 228600
Kings Arms	01303 840242
Abbots Fireside	01303 840566
Abode Hotel	01227 766266
The Pig at Bridge Place	0345 2259494

Local Attractions / Landmarks

Lyminge Forest	
Romney Hythe and Dymchurch miniature railway	
Lympne Castle and Saltwood Castle	
Port Lympne Animal Park	
Dover and Deal castles	
Secret War Tunnels	
Canterbury Cathedral	



GROUND FLOOR

Entrance Hall
Snug 15'6 x 12'7 (4.73m x 3.84m)
Utility Room 8'1 x 7'4 (2.47m x 2.24m)
Cloakroom
Kitchen 18'11 x 13'10 (5.77m x 4.22m)
Dining/Family Area 22'1 x 11'4 (6.74m x 3.46m)
Living Room 23'5 x 12'8 (7.14m x 3.86m)

FIRST FLOOR

Landing
Bedroom 2 13'7 x 12'6 (4.14m x 3.81m)
Bath/Shower Room 12'4 x 7'4 (3.76m x 2.24m)
Principal Bedroom 13'11 x 12'11 (4.24m x 3.94m)
En Suite Shower Room
Bedroom 4 12'10 x 10'9 (3.91m x 3.28m)
Bedroom 3 12'10 x 10'9 (3.91m x 3.28m)
Office 6'2 x 5'6 (1.88m x 1.68m)

OUTBUILDING 1 GROUND FLOOR

Double Car Barn 19'2 x 15'7 (5.85m x 4.75m)
Laundry Room 11'3 x 3'11 (3.43m x 1.19m)
Storage
Shower Room
Lobby

OUTBUILDING 1 FIRST FLOOR

Room 1 (Lounge/Bedroom with Kitchenette) 26'11 x 18'11 (8.21m x 5.77m)

OUTBUILDING 2

Workshop 14'1 x 8'1 (4.30m x 2.47m)
Store 1
Store 2
Store 3

OUTBUILDING 3

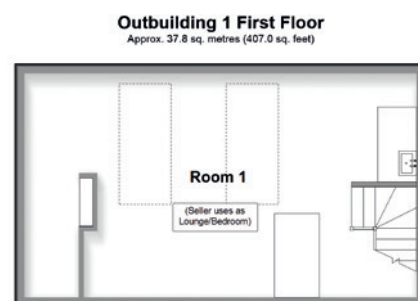
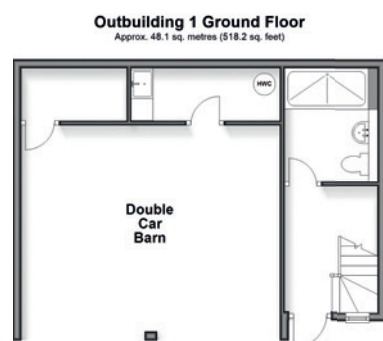
Stable 1 11'4 x 11'2 (3.46m x 3.41m)
Stable 2 11'4 x 11'2 (3.46m x 3.41m)

OUTBUILDING 4

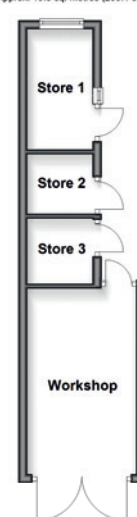
Pool House 14'2 x 9'2 (4.32m x 2.80m)
Sauna
Store

OUTSIDE

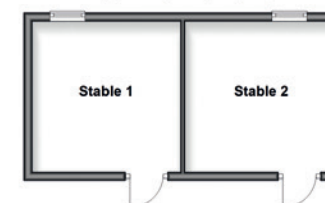
Rear Garden
Paddock
Front Garden
Gated Driveway



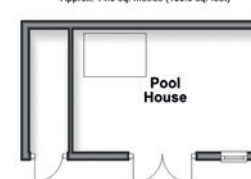
Outbuilding 2
Approx. 19.9 sq. metres (209.4 sq. feet)



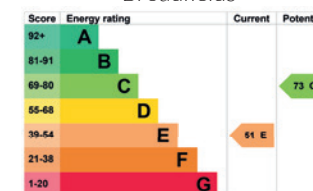
Outbuilding 3
Approx. 23.7 sq. metres (255.5 sq. feet)



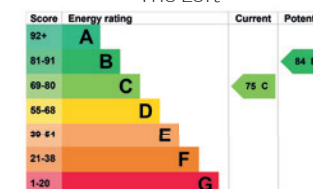
Outbuilding 4
Approx. 14.9 sq. metres (159.9 sq. feet)



Broadfields



The Loft



Council Tax Band: G
Tenure: Freehold

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