

Ryefield
84 The Street | Kingston | Canterbury | Kent | CT4 6JQ

FINE & COUNTRY



STEP INSIDE

Originally constructed as a bungalow in the 1960s and subsequently extended and comprehensively re-modelled by the current owners, this beautifully presented home is an exceptional detached residence that combines timeless character with contemporary comfort, all positioned within a beautiful village setting overlooking open countryside. Set well back behind mature hedging, the property is approached via a block-paved driveway leading to the integral double garage, landscaped front garden and covered entrance porch.

The front door opens into a welcoming central reception hall from which the accommodation flows naturally. The sitting room is an impressive and inviting space, centred around an exposed brick fireplace with wood-burning stove and enjoying the first of many captivating views across the rear garden and surrounding countryside through double doors opening onto the terrace. These views become a recurring feature throughout the home, creating a constant connection with the landscape beyond.

The heart of the property is a beautifully appointed farmhouse-style kitchen, fitted with granite worktops, a duel fuel range cooker and a comprehensive range of integrated appliances. Beyond, a stunning vaulted garden room provides an outstanding everyday living and dining space, with oak framing and extensive glazing designed to maximise the panoramic outlook over the gardens. Adjoining the kitchen is a practical utility room with access to the rear garden, integral garage and a substantial pantry, offering excellent additional storage.

Further ground-floor accommodation includes a formal dining room with further doors to the garden and a separate study. Both rooms provide considerable versatility and could readily serve as additional bedrooms if required, supported by a nearby shower room, making the layout particularly attractive for multi-generational living or those seeking flexibility for the future.

An attractive oak staircase rises to the first floor where the principal bedroom enjoys an elevated position overlooking the gardens and countryside beyond. Complete with built-in storage, an en-suite shower room, dedicated dressing room and a Juliet balcony, it offers a wonderful private retreat. A further generous double bedroom is served by an impressive family bathroom.

Outside, the rear gardens are an exceptional feature and a clear labour of love. Thoughtfully landscaped to create year-round interest and enjoyment, they centre around a large stone terrace and attractive pond, providing the perfect setting for outdoor entertaining and relaxation. Beyond, expansive lawns extend towards a screened kitchen garden with greenhouse and storage sheds, with every section of the garden carefully designed to complement the property's idyllic rural outlook.






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SELLER INSIGHT

"Lying within the picturesque Elham Valley, a designated area of outstanding natural beauty, Kingston is one of East Kent's most appealing village settings. We are approximately six miles south-east of Canterbury, so enjoy an enviable balance between rural tranquillity and everyday convenience, with a strong sense of local community centred around the historic St Giles Church, the well-regarded Kingston Barn village hall and the popular Black Robin public house, while the surrounding network of footpaths and bridleways provide excellent opportunities for walking, cycling and exploring the beautiful Kent Downs landscape.

For day-to-day amenities, the neighbouring villages of Barham and Bridge offer a range of local facilities including a village store, post office, primary schooling and a selection of highly regarded pubs and restaurants. Particularly notable is The Pig at Bridge Place, one of the area's most celebrated dining destinations. Golf enthusiasts are also well served by nearby Broome Park Golf Club, set within the grounds of an impressive Grade I listed country estate.

The historic Cathedral City of Canterbury remains within easy reach and provides an outstanding array of shopping, leisure and cultural amenities including independent boutiques, national retailers, restaurants, theatres and universities. Canterbury also offers an excellent choice of state, grammar and independent schools together with High-Speed rail services to London in less than an hour.

*Similarly, the coastal towns and beaches of Dover, Folkestone, Hythe and even Whitstable are within easy reach, thanks to quick access to the A2 and with the UK motorway network beyond, the house is particularly attractive for commuters seeking a village lifestyle without sacrificing connectivity."**

* 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	6.0 miles
Bridge	3.5 miles
Bekesbourne	5.0 miles
Dover Docks	17.0 miles
Channel Tunnel	11.3 miles
Gatwick Airport	71.2 miles
Charing Cross	68.9 miles

By train from Bekesbourne:	
Canterbury	5mins
Charing Cross	2hrs 10 mins
Victoria	1hr 54 mins

By Train from Canterbury East:	
Charing Cross	1hr.55 mins
Victoria	1hr 33 mins
Dover Priory	20 mins

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

Education

Primary Schools:	
Bridge and Patrixbourne Primary	01227 830276
St Thomas's Catholic Primary	01227 462539
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
Kings Junior (Milner Court)	01227 714000

Secondary Schools:	
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000

Healthcare

Bridge Health Centre	01227 831900
Canterbury Health Centre	03000 426600
Elham and Hawkinge Surgery	01303 840213
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
The Black Robin	01227 830230
The Pig at Bridge Place Hotel	0345 2259494
Red Lion	01227 832213
Bridge Arms	01227 286534

Leisure Clubs & Facilities

Barham Tennis Club	01227 831367
Jelly Legs Running Club	01227 830984
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Broome Park Golf Club	0800 358 6991
Kingsmead Leisure Centre	01227 769818
Bursted Manor Riding Centre	01227 830568

Local Attractions / Landmarks

Howletts Animal Park
Wingham Wildlife Park
The Beaney House
Canterbury Cathedral







GROUND FLOOR

Entrance Hall	
Sitting Room	31'11 x 23'0 (9.73m x 7.02m)
Dining Room/Bedroom 4	13'9 x 10'4 (4.19m x 3.15m)
Kitchen	19'9 x 10'7 (6.02m x 3.23m)
Garden Room	19'8 x 13'11 (6.00m x 4.24m)
Bedroom 3/Study	13'0 x 11'2 (3.97m x 3.41m)
Shower Room	9'8 x 5'9 (2.95m x 1.75m)
Utility Room	13'11 x 8'8 (4.24m x 2.64m)
Store Room	8'8 x 5'9 (2.64m x 1.75m)

FIRST FLOOR

Bedroom 1	21'4 x 16'10 (6.51m x 5.13m)
En Suite Shower Room	12'11 x 5'7 (3.94m x 1.70m)
Dressing Room	16'2 x 10'0 (4.93m x 3.05m)
Bedroom 2	18'3 x 15'7 (5.57m x 4.75m)
Bathroom	12'11 x 6'4 (3.94m x 1.93m)

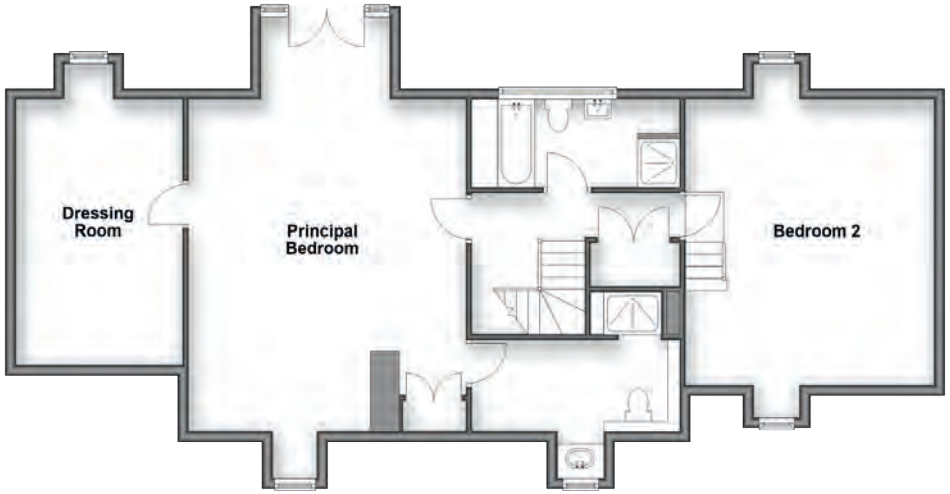
OUTSIDE

Integral Double Garage	20'6 x 17'11 (6.25m x 5.46m)
Garden	
Greenhouse	
Sheds	

Split Level Ground Floor
Approx. 188.7 sq. metres (2031.3 sq. feet)



Split Level First Floor
Approx. 108.2 sq. metres (1164.5 sq. feet)



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered offi ce address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 12.11.2026

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