



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

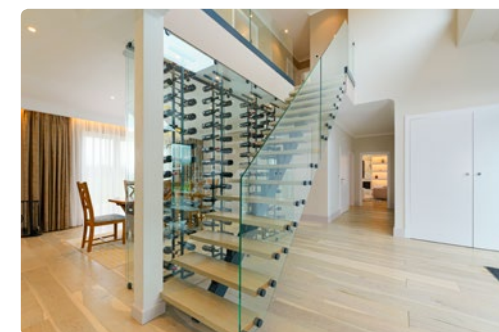
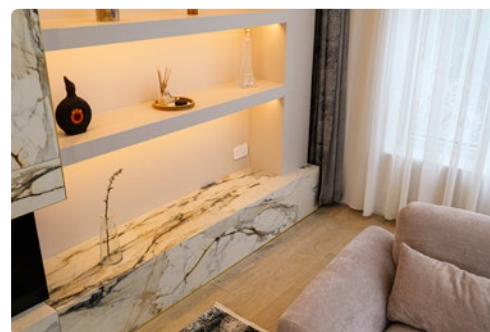
www.foundationestateagents.co.uk



Farnham House, Merton Lane, Canterbury, CT4 7BB

6 BEDROOMS | 5 BATHROOMS | 4 RECEPTIONS

Freehold



Farnham House, Merton Lane, Canterbury, CT4 7BB

- Striking & Substantial Detached Residence
- Approx 5000 Sq.Ft Of Modern Accommodation
- Beautifully Designed & Fully Integrated Kitchen
- Open Plan Living Areas With Bi-Fold Doors
- Impressive Architecture & High Spec Finish
- Includes Self Contained Annexe
- Set Within Almost Half An Acre
- Ample Parking & Triple Garage

SITUATION:

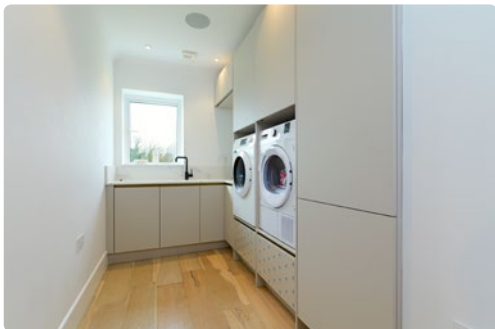
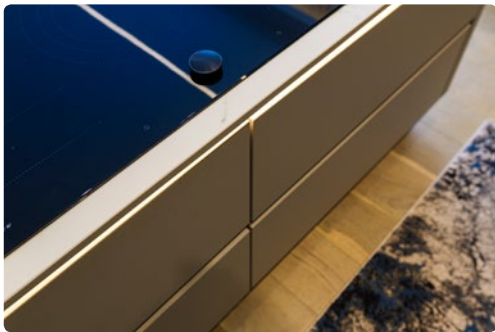
Farnham House enjoys a peaceful rural setting just over two miles from Canterbury city centre and Canterbury East station, which provides fast and convenient rail links into London.

The cathedral city of Canterbury offers an excellent range of amenities, including both High Street and independent retailers, a wide selection of restaurants and pubs, leisure facilities, and the recently refurbished Marlowe Theatre. The city is also well served by an outstanding choice of educational establishments, including highly regarded state and independent schools, as well as three universities.

Transport connections are particularly strong, with regular rail services to London Victoria, Charing Cross and Cannon Street. The high speed service from Canterbury West reaches London St Pancras in under an hour, making it ideal for commuters.

Ashford International station and the Channel Tunnel at Folkestone are approximately 14 miles away, offering convenient access to Eurostar and cross channel services. The nearby A2 and M2 provide excellent road links to London and the port of Dover.

The surrounding countryside offers a wealth of opportunities for outdoor pursuits, including walking, cycling and horse riding. A number of picturesque villages lie nearby, many with traditional pubs, providing a perfect balance between city convenience and rural tranquillity.



DESCRIPTION:

A striking, newly built six-bedroom detached residence, commanding far-reaching views over rolling countryside while remaining just moments from the cathedral city of Canterbury. Thoughtfully designed and expertly crafted, this exceptional home showcases impressive architecture, high-specification finishes, and a refined palette of natural materials throughout.

Extensive glazing, full-height ceilings, and beautifully executed open-plan living spaces create an outstanding sense of light, space, and flow. These are complemented by luxurious bathrooms and a fully integrated, state-of-the-art kitchen, perfectly suited to modern living.

Farnham House occupies a generous plot of approximately half an acre and offers around 5,000 sq ft of impeccably appointed contemporary accommodation. The property also features a double garage with a self-contained annexe above, ideal for multi-

generational living, guest accommodation, or as a holiday let.

Designed with efficiency in mind, the home benefits from high levels of insulation, underfloor heating, and high-performance glazing, with provision in place for integration with an air source heat pump. Cutting-edge technology enhances everyday living, including a Rako lighting system, surround sound, smart zoned heating, and electric blinds.

The façade presents a sophisticated blend of traditional and contemporary styling, combining warm red heritage brick with sleek dark cladding. Expansive floor-to-ceiling glazing and a striking glass bay projection flood the interior with natural light, while a pitched roof and chimney add a timeless character. A spacious paved driveway and clean architectural lines complete the impressive exterior.

A gated entrance leads to a centrally positioned front door, opening into a dramatic full-height reception hall with engineered oak flooring. A glass balustrade staircase and an elegantly designed wine store create a subtle yet striking division between the hallway and dining area.

To the left, a triple-aspect living room provides a welcoming retreat, featuring a MCZ wood-burning stove and bi-fold doors opening onto the west-facing garden.

The German-designed kitchen forms the heart of the home, finished with premium Dekton worktops and fully equipped with integrated matt black Neff and AEG appliances. A Quooker tap provides instant boiling water, while a separate larder offers excellent storage. A substantial central island incorporates a Neff induction hob with a sleek downdraft extractor, creating a highly functional and stylish space ideal for both everyday use and entertaining.



On the opposite side of the ground floor, an elegant drawing room features a bespoke media wall with integrated shelving and a contemporary fireplace, along with bi-fold doors opening onto the sun terrace and garden. Additional ground floor accommodation includes a games room, home office, and cloakroom.

To the first floor, a glass galleried landing leads to five well-proportioned bedrooms, four of which benefit from luxury en suite bathrooms and fitted wardrobes.

ANNEXE:

The triple garage is complemented by a self-contained apartment above, offering excellent flexibility for independent living, guest accommodation, or potential income as a holiday let.

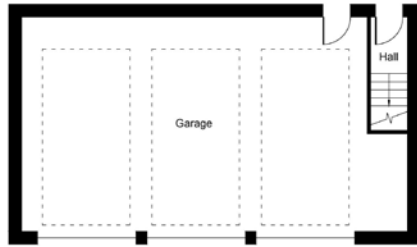
OUTSIDE:

Farnham House sits within approximately 0.46 acres of landscaped grounds, with the option to acquire an additional 0.20 acres. A gated driveway provides ample parking, while the gardens wrap around the property and are predominantly laid to lawn, enclosed by fencing for privacy. Multiple patio areas are positioned to capture sunlight throughout the day, and the gardens are enhanced by feature lighting and integrated outdoor speakers, perfect for entertaining.





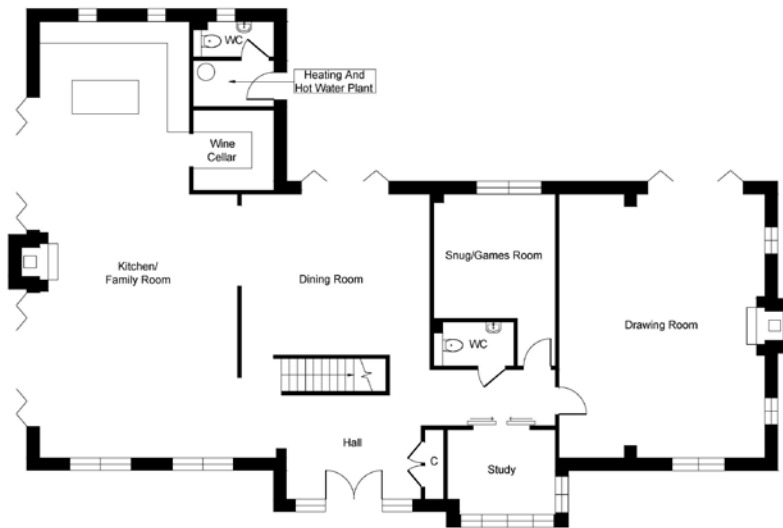




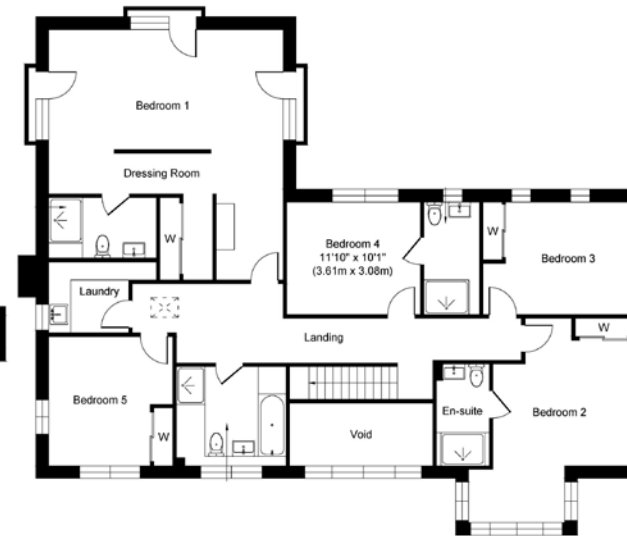
Garage Ground Floor
Approximate Floor Area
665 sq. ft
(61.82 sq. m)



Garage First Floor
Approximate Floor Area
665 sq. ft
(61.82 sq. m)



Ground Floor
Approximate Floor Area
1975 sq. ft
(183.51 sq. m)



First Floor
Approximate Floor Area
1607 sq. ft
(149.32 sq. m)



TOTAL FLOOR AREA: 4912 sq. ft (456 sq. m)



EPC RATING
D



COUNCIL TAX BAND
G



GENERAL INFORMATION
Electric fuel only

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

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

