



Starlings
8 Fordwich Road | Sturry | Canterbury | CT2 0BN



Step inside

Starlings

You will immediately experience the wow factor the moment this exquisite five bedroom 1920s thatched residence comes into view. Tucked discreetly behind an elegant frontage in historic Fordwich, near Canterbury, the home sits serenely within an expansive wrap around garden, approached via an impressive in and out driveway and framed by a detached double garage and extensive hardstanding suitable for numerous vehicles. The first impression is one of timeless charm and quiet grandeur, and stepping inside only heightens the sense of anticipation.

The current owners have carefully maintained the property, preserving the home's period character while elevating every space with thoughtful craftsmanship and refined detail. From the bespoke wood doors to the distinctive brickwork, every corner reveals something special.

At the heart of the home lies a stunning light filled orangery, crowned by a dramatic skylight and finished with ceramic flooring, underfloor heating, and emergency lighting. This beautiful space flows effortlessly to a secluded patio and a raised, wrought iron balustraded deck overlooking the gardens. It also forms a seamless link to the chic two storey one bedroom annexe (8a), currently a highly successful holiday let with five years of continuous bookings.

From the orangery, double glass doors open into the characterful beamed dining room, where an impressive brick surround fireplace with a large log burner serves both the dining room and the adjoining sitting room. Both rooms are generously proportioned, bathed in natural light, and feature glazed sliding doors that lead to a covered loggia, the perfect setting for early evening drinks and relaxed entertaining.

The vast kitchen/breakfast room is a showpiece in its own right. Designed for those who love to cook and gather, it features handcrafted oak cabinetry, a range cooker set within a striking brick surround, integrated appliances, and a dramatic atrium style skylight that floods the room with daylight. With ample space for a large family table, it is a natural hub for daily living.

The ground floor also includes a welcoming entrance hall, a versatile study/fifth bedroom, a traditional family bathroom with slipper bath, and two double bedrooms, including a generous second bedroom with en suite.

Upstairs, the sense of luxury continues. A well proportioned double bedroom accompanies the magnificent main suite, where a contemporary statement bathroom invites you to soak in the tub while enjoying views across the garden. This entire level offers the potential for a private owner's retreat or an ideal haven for older children seeking independence.

The self contained annexe is a standout feature. With its own private entrance, it offers a spacious open plan lounge/diner with porcelain flooring, a beautifully appointed kitchen, a cloakroom, and an exceptional first floor bedroom complete with wash basin, slipper bath, and a balcony overlooking the gardens, an idyllic spot for morning coffee or a quiet nightcap. Perfect for guests, adult children, staff, or continued income generation.











Seller Insight

“ Although the setting offers complete peace and rural tranquillity, its convenience is exceptional. Canterbury's vibrant city centre is just a five minute drive away, while Sturry station, with high speed services to London, is only a minute's stroll from the front door. It is the rare combination of countryside calm and effortless connectivity that has made living here such a pleasure.

We have truly loved our time in this home, carefully refurbishing it over recent years so that the next owners can simply step inside, put the kettle on, and relax. One of the most significant upgrades was the installation of a new Norfolk reed thatched roof just five years ago, a beautiful, traditional feature with a lifespan of more than half a century.

The annexe has been an outstanding asset. It has allowed family and friends to stay in comfort and privacy, while also providing a valuable source of income through holiday lets and long term tenants.

Fordwich itself is a delight, officially the smallest town in England, complete with its own historic town hall. The town is rich in character, with charming period buildings and the River Stour meandering through its centre. Two exceptional pubs, the Michelin starred Fordwich Arms and the George & Dragon, are both within an easy walk, perfect for evenings when you prefer to dine out without driving.

Just a short walk away in neighbouring Sturry, you'll find a Co op, pharmacy, post office, hairdresser, and highly regarded schools, including the King's School Junior and Sturry Primary, rated Outstanding by Ofsted. A nearby bus stop and main road offer direct routes into Canterbury and onward to the Thanet towns.

For lovers of the outdoors, the area is a haven. There are beautiful walks for dog owners, peaceful spots for fishing along the river, and the nearby Westbere Lakes, which offer opportunities for sailing as well as angling.*

* 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:	
Sturry Station	0.3 miles
Canterbury West Station	2.9 miles
Ashford International	17.9 miles
Dover Docks	20.1 miles
Gatwick Airport	69.2miles
Charing Cross	64.3 miles

By Train from Sturry:	
High-Speed St. Pancras	1hr 2 mins
Charing Cross	1hr 40 mins
Victoria	1hr 28 mins
Ashford International	22 mins

By Train from Canterbury West:	
High-Speed St. Pancras	54 mins

Leisure Clubs & Facilities

Sturry Cricket Club	01227 713894
Greenfields Shooting	01227 713222
Westbere Frostbite Sailing Assoc	01227 830272
Mid-Kent Fisheries (Westbere)	01227 730668
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532

Kingsmead Leisure Centre

Healthcare

Sturry Surgery
Northgate Medical Practice
Canterbury Medical Practice
Kent and Canterbury Hospital
Chaucer Hospital

Education

Primary Schools:
Sturry Primary
King's Junior
Kent College Junior
St. Edmund's Junior

Secondary Schools:
Simon Langton Girls Grammar
Simon Langton Boys Grammar
Barton Grammar
King's School, Canterbury
Kent College
St. Edmund's

Entertainment

01227 769818

01227 710372
01227 208556
01227 463128
01227 766877
01227 825100

01227 710477
01227 714000
01227 762436
01227 475600

01227 463711
01227 463567
01227 464600
01227 595501
01227 475000
01227 763231

Marlowe Theatre, Canterbury
Gulbenkian Theatre
Abode Hotel
George and Dragon
Fordwich Arms

01227 787787
01227 769075
01227 766266
01227 710661
01227 710444

Local Attractions / Landmarks

Wildwood Discovery Park
Wingham Wild Life Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum

Annexe



Annexe



Annexe



Annexe



This floor plan illustrates a 5-bedroom property with a detached lodge. The main house features a large lounge with a fireplace, a dining room, a kitchen/breakfast room, and an orangery. The lodge includes a lounge/diner/kitchenette and a bathroom. The main house also has a bedroom/study, three other bedrooms, and a principal bedroom. The plan includes various fixtures such as fireplaces, stairs, and built-in furniture.

Rooms and Features:

- Lounge:** Features a fireplace (FP) and access to the orangery.
- Dining Room:** Adjacent to the lounge.
- Kitchen/Breakfast Room:** Includes a built-in unit and access to the orangery.
- Orangery:** A large sunroom area between the lounge and the kitchen.
- Bedroom 5/Study:** Located near the lounge.
- Bedroom 4:** Located near the dining room.
- Bedroom 3:** Located near the kitchen.
- Bedroom 2:** Located near the principal bedroom.
- Principle Bedroom:** The largest bedroom, featuring a fireplace.
- Lodge Lounge/Diner/Kitchenette:** Part of the detached lodge.
- Bathroom:** Located near the principal bedroom.
- Stairs:** Multiple staircases throughout the property.

2.9 sq. feet)

Lodge
Bedroom/En-suite
Bathroom

The floor plan shows a rectangular room with a door at the top center. On the left wall, there is a toilet and a bathtub. On the right wall, there is a staircase. The room is labeled 'Lodge Bedroom/En-suite Bathroom'.

Outbuilding
Approx. 26.4 sq. metres (263.2 sq. feet)

Double
Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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92+	A		
81-91	B		88 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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