



Highbank
The Street | Petham | Canterbury | Kent | CT4 5QZ

Step inside

Highbank

Following a major transformation that introduced an entire new first floor and refreshed every corner of the home, this property now presents an impressive turnkey opportunity for modern family living. It blends a relaxed rural aesthetic with refined, high quality finishes, offering a bright, uplifting environment with generous proportions and long, open views across the countryside, all just a short 10 minute drive from Canterbury city centre.

A dramatic double height entrance hall greets you on arrival, its panelled detailing immediately signalling the home's elevated design. From here, the layout flows into a remarkable open plan kitchen through to the dining/family room, the central gathering space of the house. The bespoke kitchen features a substantial chef's island, a dedicated pantry and excellent scale, while the adjoining living and dining areas are bathed in natural light and open directly onto the garden, where views stretch across the neighbouring orchard and rural landscape.

The upper ground floor also includes a flexible room that can serve as a study or playroom, ideal for remote working or family use, along with a separate reception room that provides a warm, intimate setting for quieter evenings. A utility and boot room with WC and outside access offers a practical everyday entry point, perfect for muddy boots, pets and returning from countryside walks.

Upstairs, the home offers four true double bedrooms, a rarity in many newer builds. The principal bedroom features a beautifully finished en suite shower room, while the remaining bedrooms share a contemporary family bathroom, both spaces echoing the home's cohesive palette, quality materials and light filled feel.

Outside, nestled among mature trees and overlooking the orchard, a detached outbuilding adds valuable extra space. Currently a studio/summer house, it lends itself naturally to a home office, gym, creative workspace or any number of uses.

The garden is notably private, generous in size and framed by established trees with open countryside beyond. It's an ideal setting for summer gatherings, relaxed outdoor living or simply enjoying the uninterrupted rural outlook in complete tranquillity.

The property also benefits from ample private parking, EV charging and a discreet position set back from the road, enhancing its sense of seclusion.











Seller Insight

“Petham is widely regarded as one of the most sought after villages in the Canterbury area, celebrated for its peaceful rural setting, strong connections to surrounding destinations and exceptional quality of life. Positioned between Canterbury, the Kent coast and London, it offers an appealing blend of countryside calm, coastal enjoyment and easy access to city amenities, a location every bit as attractive as the property itself.

The village's charm lies in its beautiful landscape and outdoor lifestyle. From the doorstep, miles of footpaths, bridleways and cycling routes weave through rolling countryside, creating endless opportunities to explore the natural surroundings.

While enjoying a tranquil village environment, the property sits within convenient reach of Canterbury's extensive amenities and Kent's standout leisure spots, including The Pig at Bridge Place and the Michelin starred Fordwich Arms. Canterbury's lively food, arts and cultural scene is close by, and the award winning Kent coastline, from Folkestone Harbour Arm to Whitstable and Broadstairs, offers an ideal mix of seaside leisure and vibrant coastal communities.

For those travelling to London, Canterbury West is around fifteen minutes away, providing high speed Southeastern services to St Pancras in approximately 53 minutes.

The area is also renowned for its excellent educational options, with highly regarded grammar schools, strong state schools and prestigious independent schools all within easy reach.

With its design led interiors, generous family spaces and uninterrupted countryside views, this beautifully renovated village home represents a rare opportunity in one of Kent's most desirable locations. Offering an exceptional balance of rural charm, coastal access and city connectivity, it promises not just a home, but an enviable lifestyle.*

* 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	3.7 miles
Dover Docks	20.8 miles
Channel Tunnel	12.7 miles
Gatwick Airport	75.4 miles
Charing Cross	66.6 miles

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

By Train from Canterbury East	
Charing Cross	1h 55mins
Victoria	1h 33mins
Dover Priory	20 mins

Leisure Clubs & Facilities

St Lawrence Cricket Ground	01227 473612
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Roundwood Hall Golf Club	01303 862260
Kingsmead Leisure Centre	01227 769818

Healthcare

Chartham Surgery	01227 738224
Old School Surgery	01227 738282
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary Schools:	
Petham Primary	01227 700260
St Stephens Junior	01227 464119
The Canterbury Primary	01227 462883
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
The Kings School Junior	01227 714000

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

Entertainment

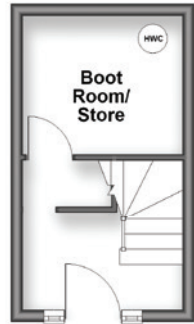
Marlowe Theatre, Canterbur	01227 787787
Gulbenkian Theatre and Cinema	01227 769075
Curzon Cinema	01233 555644
Abode Hotel	01227 766266
The Corner House	01227 780793
Il Posticino	01227 788022
Cafe des Amis	01227 464390
Abode Hotel	01227 766266
The Granville	01227 700402

Local Attractions / Landmarks

Howletts Animal Park
Wingham Wildlife Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum

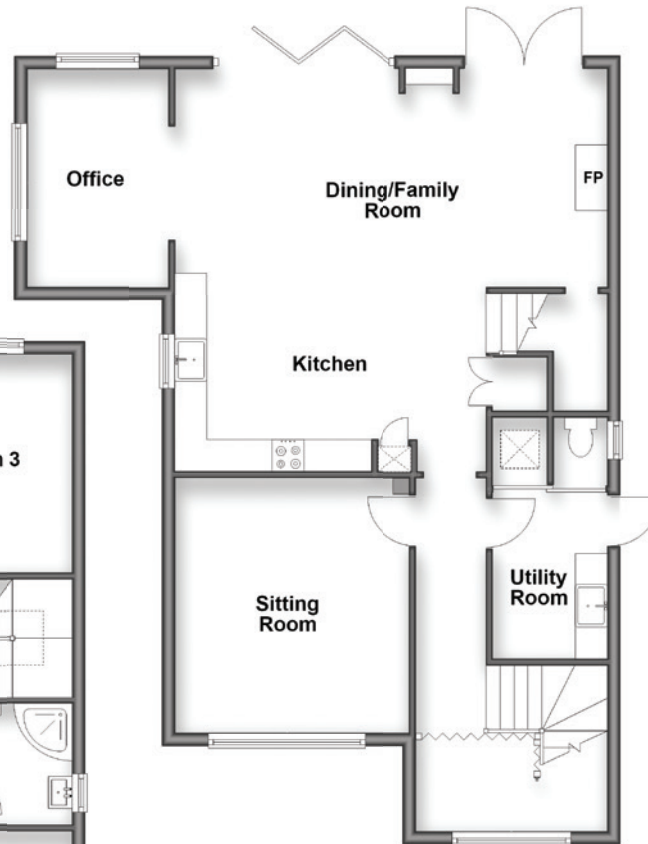
Lower Ground Floor

Approx. 14.1 sq. metres (151.4 sq. feet)



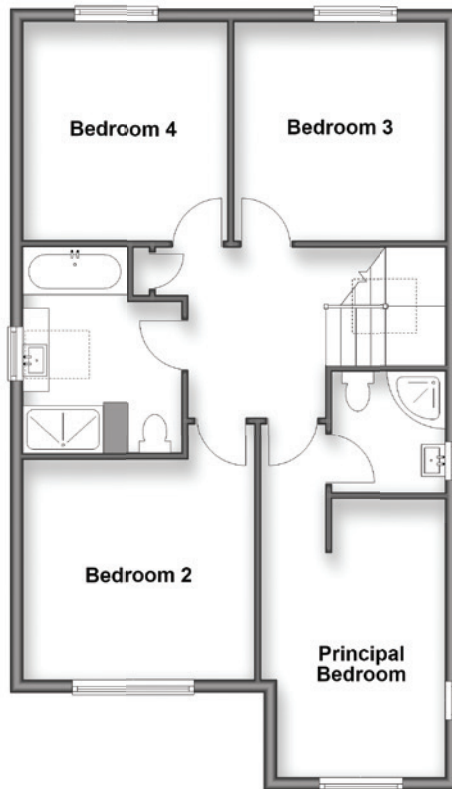
Upper Ground Floor

Approx. 82.9 sq. metres (892.7 sq. feet)



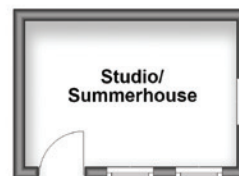
First Floor

Approx. 71.9 sq. metres (774.2 sq. feet)



Outbuilding

Approx. 9.2 sq. metres (98.5 sq. feet)



LOWER GROUND FLOOR

Entrance Hall
Boot Room/Store 10'2 x 8'2 (3.10m x 2.49m)

UPPER GROUND FLOOR

Hall
Sitting Room 13'0 x 12'5 (3.97m x 3.79m)
Utility Room 8'6 x 5'7 (2.59m x 1.70m)
Cloakroom
Kitchen Area 16'0 x 11'8 (4.88m x 3.56m)
Dining/Family Room 22'3 x 12'1 (6.79m x 3.69m)
Office 11'2 x 7'9 (3.41m x 2.36m)

FIRST FLOOR

Landing
Principal Bedroom 14'2 x 9'8 (4.32m x 2.95m)
En Suite Shower Room 6'6 x 6'2 (1.98m x 1.88m)
Bedroom 2 12'1 x 11'5 (3.69m x 3.48m)
Bath/Shower Room 11'2 x 8'9 (3.41m x 2.67m)
Bedroom 3 11'2 x 10'9 (3.41m x 3.28m)
Bedroom 4 11'2 x 10'9 (3.41m x 3.28m)

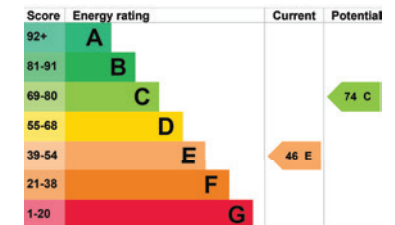
OUTBUILDING

Studio/Summerhouse 13'8 x 9'8 (4.17m x 2.95m)

OUTSIDE

Rear Garden
Driveway

Council Tax Band: D
Tenure: Freehold



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