



Wychwood
The Drove | Fordwich | Canterbury | Kent | CT2 0DE

 FINE & COUNTRY



Step inside

Wychwood

Located along a private road in Fordwich is this delightful detached, light and bright family home with no forward chain. It features a large block paved driveway for off road parking and is bordered by a lawn that wraps around most of the property. The front door opens into a very spacious entrance hall that would also make an excellent dining room. It includes a staircase to the first floor and oak flooring that continues into the reception rooms and provides access to most of the ground floor accommodation.

There is a useful shower room adjacent to the well-proportioned, dual aspect dining room. This has space for a log burning stove and, as it is next door to the shower room, could always be a double bedroom for guests or family members who find the stairs difficult. The large bright triple aspect lounge is a real charmer with its stone fireplace and log burner as a focal point as well as full height windows and a glazed door to the rear terrace. The large kitchen/breakfast room, with its tiled floor and painted wood ceiling, has plenty of space for a table and chairs and features cream shaker style cabinets and units with a built in oven and hob as well as stand-alone appliances. It has direct access to the utility room that also has a door to the dining room as well as to the delightful conservatory with its sliding door to the rear terrace.

The galleried landing includes an airing cupboard and access to the attic. This runs the entire length of the property and both the floor and roof are insulated and boarded. So it provides plenty of useful storage but could always be converted to provide additional accommodation subject to the necessary permissions. There is a large family bathroom with a vanity basin and a bidet as well as four double bedrooms. These include two with sliding mirrored wardrobes and views over the neighbouring allotments, another with fitted cupboards and the impressive principal suite with its mirrored walk-in wardrobe, ensuite shower and large dressing room/nursery or study.

Outside the terrace spans virtually the length of the property and is where you can enjoy barbecues and outdoor entertaining, while an adjacent gravel area provides space for a hot tub. The lawn is interspersed with trees and shrub beds surrounded by close board fencing.









Seller Insight

“ We originally bought this house as it is in a very special location on a private road that ends as the Fordwich Stour Valley Walk, surrounding the picturesque Fordwich Lakes and woodland so is very quiet and peaceful as well as being safe for children and pets. It is only a two minute walk to the lakes and woods but it is also just a couple of minutes' drive to Sturry for local amenities, the station for trains that whisk you to London in just over an hour and The Kings Junior School.

Fordwich is famous for being the smallest town in England with its own town hall and attractive historic buildings as well as having the river Stour running through the centre. The house is very close to the Michelin Star Fordwich Arms so you don't have to go very far for that special celebratory meal, while the olde worlde George and Dragon pub is just the place for a family Sunday lunch. As well as the station and prep school Sturry also includes a pharmacy, post office, hairdresser and a convenience store as well as the Sturry primary school, graded Outstanding by Ofsted.

There is an extensive retail park not far away and it is only a short drive or bus ride to the centre of Canterbury with its wide variety of historic UNESCO heritage site buildings, high street stores and individual shops, numerous restaurants, bars and a cinema complex as well as the Marlowe and Gulbenkian theatres and two stations. There are also excellent grammar and private schools, three universities, a further education college and the Kent cricket ground.

For anyone who enjoys outdoor pursuits there are the Chislet or Canterbury golf clubs and plenty of places to go for walks with the dog. There is the Sturry cricket club and fishing is available on the river Stour while the nearby Fordwich and Westbere Lakes offers sailing opportunities as well as fishing. Other sporting activities are available at the Polo Farm Club and the Kingsmead Leisure Centre.”*

* 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	0.6 miles
Canterbury	2.4 miles
Dover Docks	20.4 miles
Gatwick Airport	70.1 miles
Charing Cross	64.7 miles

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

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

Leisure Clubs & Facilities

Sturry Cricket Club	01227 713894
Fordwich Fishing Club (Canterbury and District Angling Association)	01227 710830
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	01227 769818

Healthcare

Sturry Surgery	01227 710372
Northgate Medical Practice	01227 208556
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary Schools:	
Sturry Primary	01227 710477
The King's Junior	01227 714000
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600

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 762436
St Edmund's	01227 475000

Entertainment

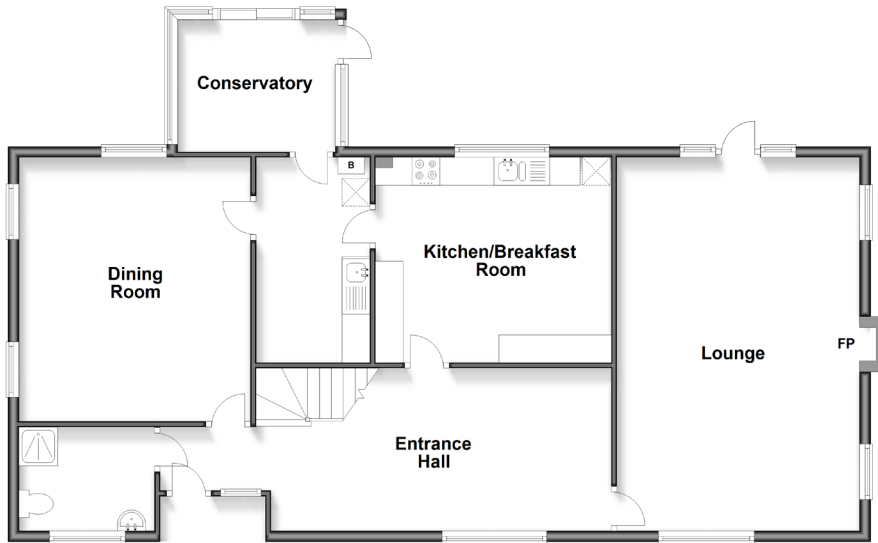
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266
George and Dragon	01227 710661

Local Attractions / Landmarks

Wildwood Discovery Park
Wingham Wildlife Park
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum

Ground Floor

Approx. 107.4 sq. metres (1156.2 sq. feet)
(excluding unnamed room)



GROUND FLOOR

- Porch
- Entrance Hall
- Shower Room
- Dining Room 15'8 x 13'7 (4.78m x 4.14m)
- Lounge 22'3 x 14'6 (6.79m x 4.42m)
- Kitchen/Breakfast Room 13'11 x 11'4 (4.24m x 3.46m)
- Utility Room 11'4 x 6'8 (3.46m x 2.03m)
- Conservatory 9'5 x 7'11 (2.87m x 2.41m)

FIRST FLOOR

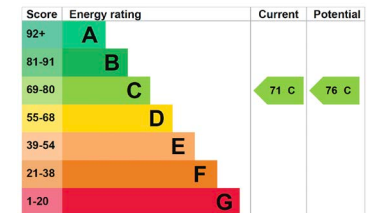
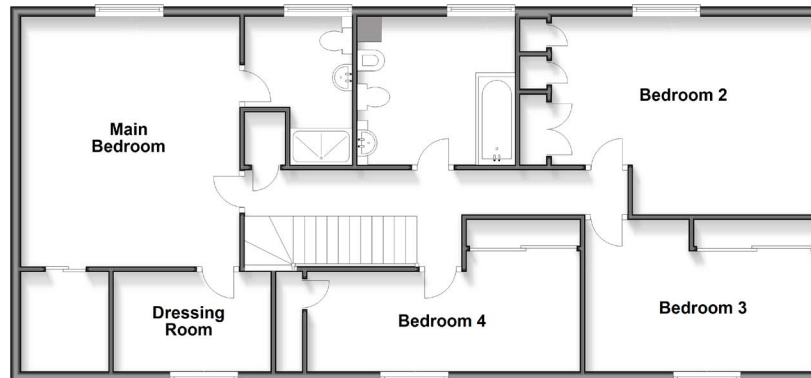
- Landing
- Main Bedroom 14'7 x 13'7 (4.45m x 4.14m)
- En Suite Shower Room 9'1 x 6'8 (2.77m x 2.03m)
- Dressing Room 9'10 x 6'8 (3.00m x 2.03m)
- Walk In Wardrobe
- Family Bathroom 9'10 x 9'1 (3.00m x 2.77m)
- Bedroom 2 16'6 maximum x 12'7 (5.03m x 3.84m)
- Bedroom 4 14'4 x 9'11 (4.37m x 3.02m)
- Bedroom 3 17'1 x 9'11 (5.21m x 3.02m)

OUTSIDE

- Rear Garden
- Driveway
- Front Garden

First Floor

Approx. 102.3 sq. metres (1101.2 sq. feet)



Council Tax Band: G
Tenure: Freehold



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 office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed: 08.04.2026



Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

