



The Bungalow
Hicks Forstal Road | Hoath | Canterbury | Kent | CT3 4JS



STEP INSIDE

Set within an impressive 0.6846 of an acre plot, this distinguished fourbedroom detached bungalow blends architectural heritage with refined modern living. Originally constructed in 1810 and comprehensively rebuilt in 1986, the property retains the original gable, now paired with a handcrafted replica, each proudly displaying matching date stones that honour the home's remarkable lineage.

A welcoming entrance hall sets the tone for the interior: spacious, elegant, and finished with exceptional attention to detail. From here, the home flows naturally into its principal living spaces, creating a sense of calm continuity.

At the heart of the property lies the magnificent doubleaspect lounge/diner, crowned by a dramatic vaulted ceiling that floods the space with natural light. This is a room designed equally for grand entertaining and quiet relaxation, its proportions enhanced by the warmth of solid hardwood internal doors found throughout the home.

The beautifully appointed kitchen offers both practicality and charm, a generous, sociable space ideal for informal dining, morning coffee, or family gatherings. Its layout ensures effortless connection to the rest of the home while maintaining a sense of its own character.

The main bedroom enjoys a private ensuite shower room, while the remaining bedrooms are wellproportioned and versatile, suitable for family, guests, or dedicated workspaces.

Externally, the property continues to impress. A vast driveway provides parking for multiple vehicles and leads to a doublewidth, doublelength garage, offering exceptional storage and workshop potential. A standout feature is the detached games room, a substantial leisure space large enough to accommodate a fullsize snooker table, perfect for recreation, hobbies, or conversion to a studio.

Adding a final touch of rarity and charm, the property retains its fully functioning original well, a living reminder of the home's early 19thcentury origins and a unique feature seldom found in modern homes.

This is a residence of genuine distinction, a home where heritage, craftsmanship, and lifestyle come together in perfect harmony.









SELLER INSIGHT

“ Living on Hicks Forstal Road in Hoath offers a rare blend of tranquillity, heritage, and convenience, the kind of setting that feels deeply rural yet remains effortlessly connected to the wider world. It is a location chosen for its peace, its privacy, and its timeless Kentish charm.

Nestled within the rolling countryside just outside Canterbury, Hicks Forstal Road is a place where mornings begin with birdsong, open skies, and the gentle quiet of village life. The surrounding landscape is quintessentially English: treelined lanes, open farmland, and a sense of space that is increasingly hard to find. It is the perfect environment for those seeking a refined rural lifestyle without sacrificing modern convenience.

Despite its serene setting, the location is exceptionally well connected. The nearby A28 and A299 provide swift access to Canterbury, Herne Bay, Whitstable, and the wider Kent coast, while Canterbury's two stations offer highspeed rail links to London, ideal for commuters or those who enjoy regular city visits. These travel links make the area feel both secluded and accessible, a balance that is increasingly sought after.

Hoath itself is a welcoming village with a strong sense of community. Everyday essentials are within easy reach, with local shops, farm stores, and larger supermarkets just a short drive away. Canterbury's vibrant centre, with its boutiques, restaurants, cultural venues, and historic cathedral, offers a wealth of choice for dining, shopping, and leisure. The surrounding area also provides excellent schooling options, both state and independent, making it a highly desirable location for families.

For those who appreciate the outdoors, the opportunities are endless. Country walks begin the moment you step outside your door, with footpaths weaving through fields, woodland, and nature reserves. The coastline is close enough for spontaneous trips to the beach, seafood lunches in Whitstable, or sunset strolls along Herne Bay's promenade. This is a place where life moves at a gentler pace, yet remains rich with possibility.

Hicks Forstal Road is more than an address, it is a lifestyle. A place where you can enjoy the privacy of rural living, the convenience of excellent local amenities, and the cultural richness of Canterbury, all from the comfort of a beautifully situated home.”

* 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.







Education

Primary Schools:

Chislet and Hoath Primary	01227 860295
Reculver C. of E. Primary	01227 375907
Herne Bay Junior	01227 374608
Junior King's Canterbury	01227 714000

Secondary Schools:

Herne Bay High School	01227 361221
King's School	01227 595501
St. Edmund's	01227 475600
Kent College	01227 813906
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567

Healthcare

The Park Surgery	01227 742662
Coach House Surgery	01227 374040
Herne and Broomfield Surgery	01227 749662
Estuary View	01227 284300
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Leisure Clubs & Facilities

Marshside Fishery	07702 651202
Hampton Pier Yacht Club	01227 364749
Herne Bay Sailing Club	01227 375650
Herne Bay Cricket Club	07527 608525
Whitstable and Seasalter Golf Club	01227 272020
Chestfield Golf Club	01227 794411

Entertainment

Marlowe Theatre	01227 787787
The Kings Hall	01227 374188
Kavanagh Cinema	01227 360569
The Prince of Wales	01227 860338
The Vintage Empire	01227 360258
A Casa Mia	01227 372947
The Sportsman	01227 273370

Local Attractions / Landmarks

Blean Woods Nature Reserve	01227 464898
Wildwood Wildlife Park	01227 712111
Whitstable Harbour	01227 262433
Whitstable Castle	01227 281726

Herne Bay pier

Reculver Country Park and Towers
Canterbury Cathedral

Travel

By Road	
Sturry railway station	2.9 miles
Herne Bay	4.0 miles
Canterbury	5.2 miles
Dover docks	22.4 miles
Eurotunnel	20.9 miles
Charing Cross	67.8 miles
Gatwick airport	70.5 miles
By train from Sturry	
High-Speed St Pancras	1hr 2mins
Canterbury	4 mins
Dover Priory	1hr 5 mins
Ashford International	22 mins
Charing Cross	1hr 40mins
Victoria	1hr 28mins



GROUND FLOOR

Entrance Hall	
Cloakroom	
Lounge/Diner (L-Shape)	32'7 (9.94m) x 16'9 (5.11m) + 10'7 x 9'11 (3.23m x 3.02m)
Kitchen	22'2 (6.76m) x 9'11 (3.02m) narrowing to 8'1 (2.47m)
Main Bedroom	15'10 (4.83m) x 13'2 (4.02m) narrowing to 10'0 (3.05m)
En-suite Shower Room	
Family Shower Room	
Bedroom 3	12'6 x 12'2 (3.81m x 3.71m)
Bedroom 2	14'1 x 12'2 (4.30m x 3.71m)
Bedroom 4	12'2 x 11'3 (3.71m x 3.43m)

OUTSIDE

Rear Garden
 Front Garden
 Driveway

OUTBUILDING 1

Games Room 21'9 x 16'0 (6.63m x 4.88m)

OUTBUILDING 2

Double Garage 31'6 x 16'7 (9.61m x 5.06m)

Outbuilding 2
 Approx. 47.8 sq. metres (514.3 sq. feet)



Outbuilding 1
 Approx. 32.5 sq. metres (350.2 sq. feet)



Ground Floor
 Approx. 174.1 sq. metres (1873.5 sq. feet)



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: 18.06.2026



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