



Charles Bainbridge



Gardeners Cottage, Heppington,  
Street End, Canterbury, Kent, CT4 7AN

£795,000



















An imposing, substantial detached period house having been extended over the years and now providing extensive and versatile accommodation with four bedrooms and three bathrooms, part of the property can be separated into a one bedroom self-contained annexe if required. On the ground floor is an impressive kitchen with a range of integral appliances including an oven, gas hob, refrigerated drawers, dishwasher, instant boiling tap and featuring quartz worksurfaces. The kitchen adjoins a spacious glazed dining area. There is a large dual-aspect sitting room overlooking the garden and fields beyond, with french doors opening onto the garden. Double doors access the adjacent snug which provides a separate reception room. There is also a front porch and w.c and a side porch opening into the hall. The Annexe accommodation is set to the rear incorporating a hall with an attractive staircase rising to the first floor, a sitting room, a living/dining room, a kitchen, and w.c. On the first floor the annexe bedroom enjoys countryside views and an ensuite shower room. A Stiltz lift is currently in place for access from the sitting room to the bedroom, and linking doors from the annexe to the main accommodation provide the facility to incorporate the accommodation into the main house as required. On the first floor the principal accommodation includes the master bedroom with an ensuite bathroom and walk-in wardrobe, there are two further bedrooms both with built-in storage, and a large family bathroom. The property benefits from gas fired central heating and double glazed windows. There is also an externally located gas fired generator designed to provide power to the house in the event of an electrical power cut.

Externally the property is approached by a sweeping in/out tarmac driveway incorporating a parking area to the front and extending to the rear of the property, reaching a further concrete drive providing additional hard standing and leading to the former garage. Adjacent to the driveway are shingled areas and paved seating areas and to the front is a raised lawn with a mature Silver Birch tree. The gardens extend to the side and rear of the house principally laid to lawn with brick paved seating area, greenhouse, shed, and range of mature trees. Much of the garden adjoins open farmland. The former garage building has been adapted to provide a utility room, beyond which is further space incorporating a hot tub, sauna, and shower. The remaining area is a separate workshop/store. There is also a substantial timber cabin with power, lighting, and hardwired broadband. The entire plot measures approx. 127ft (38.68m) x 110ft (33.50m) (approx. 0.3 of an acre).

The property is set in Street End, adjacent to the village of Lower Hardres which has a comprehensive Farm Shop and a highly regarded gastropub, The Granville. Surrounding farmland, vineyards, and countryside provides lovely walks and cycling routes. Canterbury is approx. two miles with facilities including the Simon Langton Grammar Schools, Kent & Canterbury and Chaucer Hospitals, and Kent County Cricket Ground. Canterbury offers a wide range of shopping and recreational facilities, schools, colleges, and universities. The City is served by two mainline railway stations with High-Speed services available from Canterbury West to London St. Pancras with a journey time of approx. 55 mins

Services: All mains services are understood to be connected to the property.

Tenure: Freehold

Council Tax Band: E

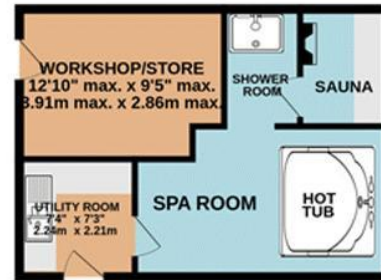
Local Authority: Canterbury City Council, Council Offices, Military Road,  
Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call  
01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)

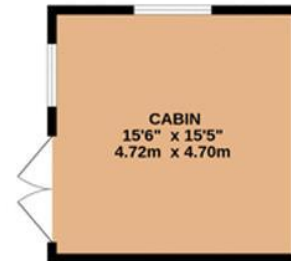
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



OUTBUILDINGS  
624 sq.ft. (58.0 sq.m.) approx.



GROUND FLOOR  
1193 sq.ft. (110.8 sq.m.) approx.

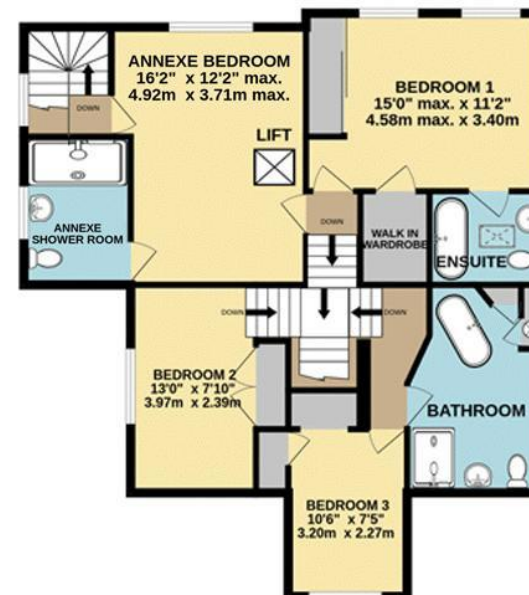


TOTAL FLOOR AREA : 2116sq.ft. (196.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR  
923 sq.ft. (85.7 sq.m.) approx.



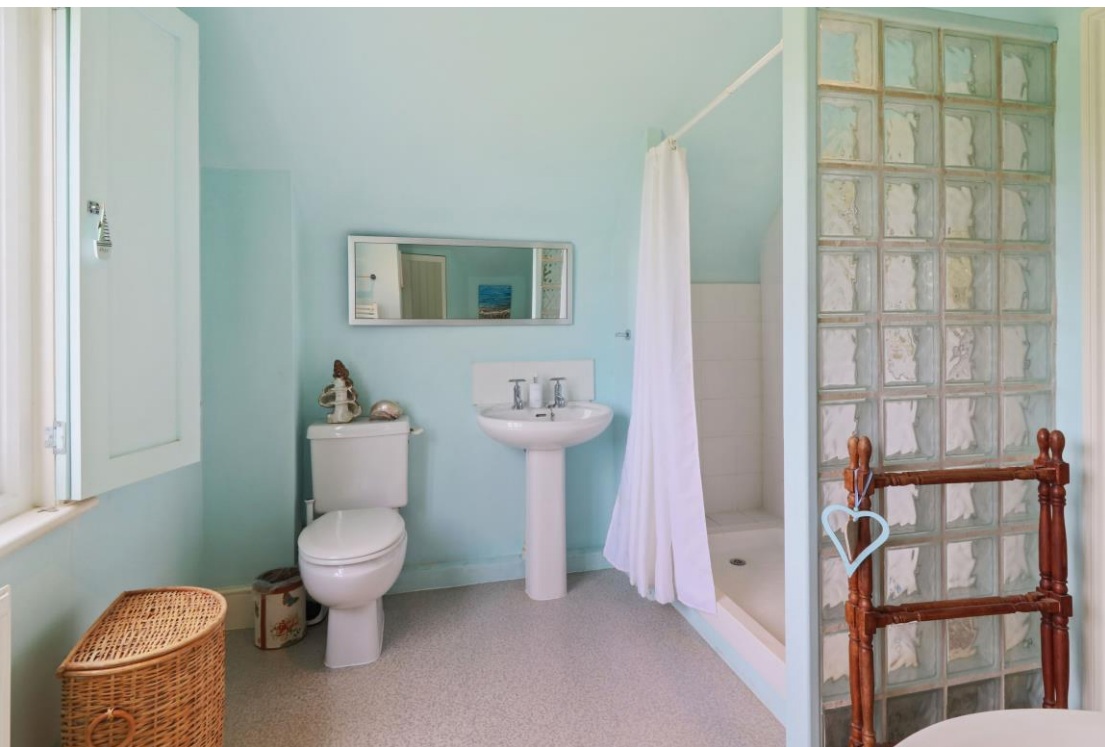




























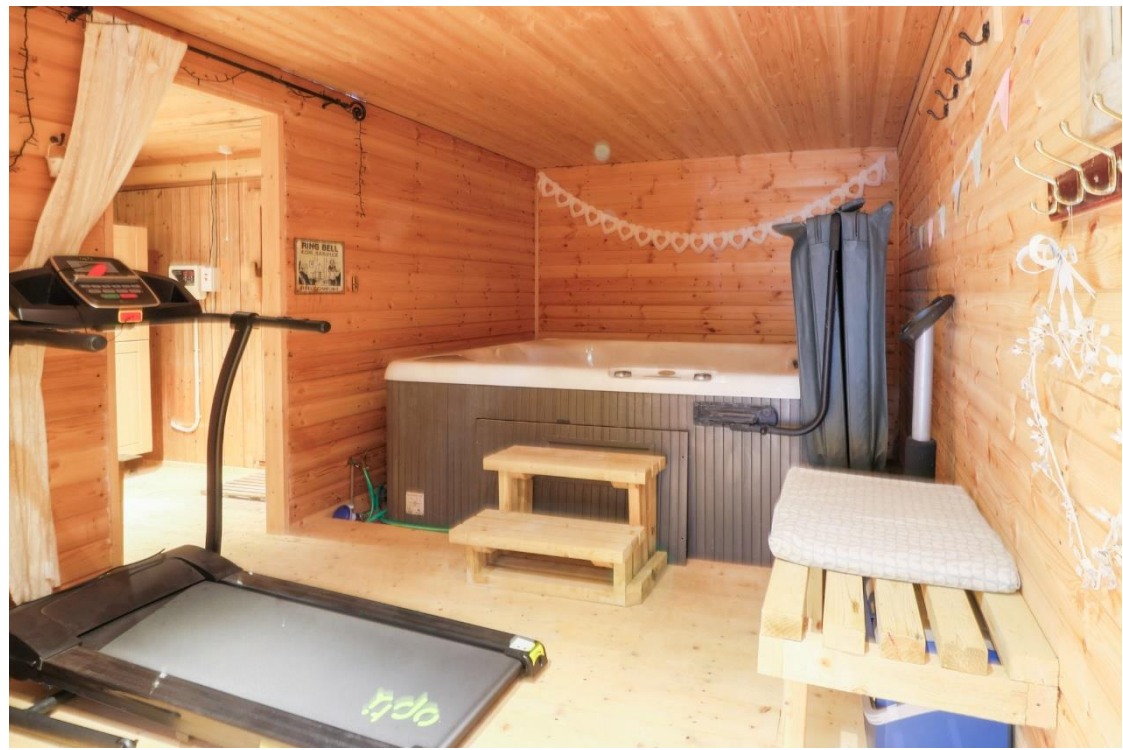




















Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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