

Laing Bennett

Residential sales

Grooms Cottage, Bladbean, Canterbury, Kent, CT4 6NA

Guide Price £850,000

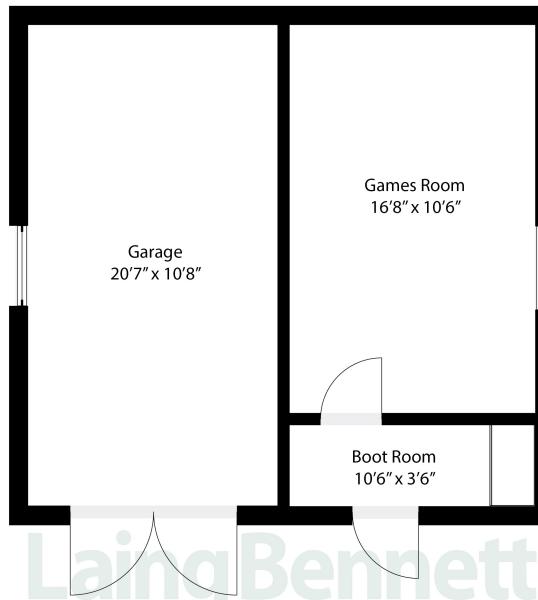
EPC RATING: E

Idyllic
Rural
Setting

A charming four bedroom family home being generous in size and nestled in the heart of the idyllic hamlet of 'Bladbean.' The property is approached over a picturesque tree and shrub lined driveway and there are mature enchanting gardens with delightful seating areas enjoying a good degree of privacy. Detached garage with large store and boot room. EPC Rating: E



Approximate Gross Internal Area (Including Low Ceiling) = 153 sq m / 1645 sq ft
Outbuilding = 42 sq m / 448 sq ft



Laing Bennett
independent estate & letting agents

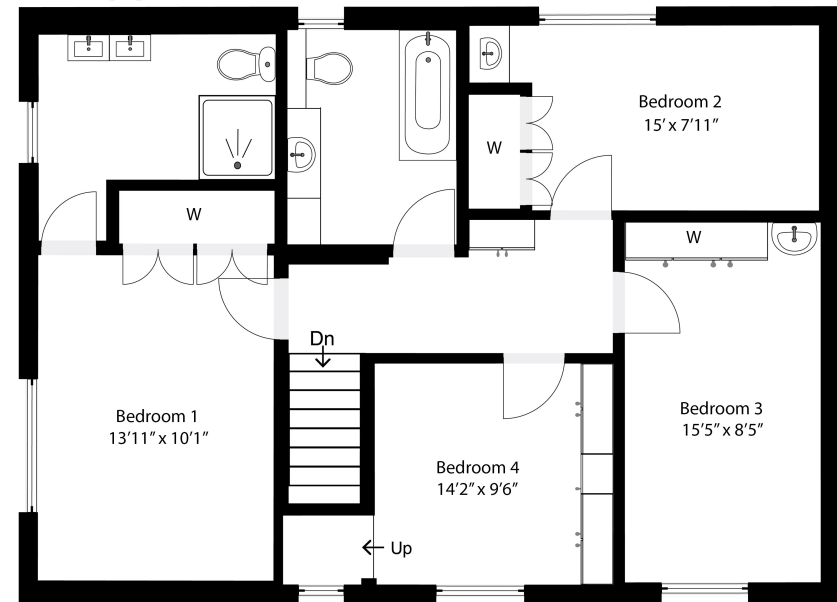
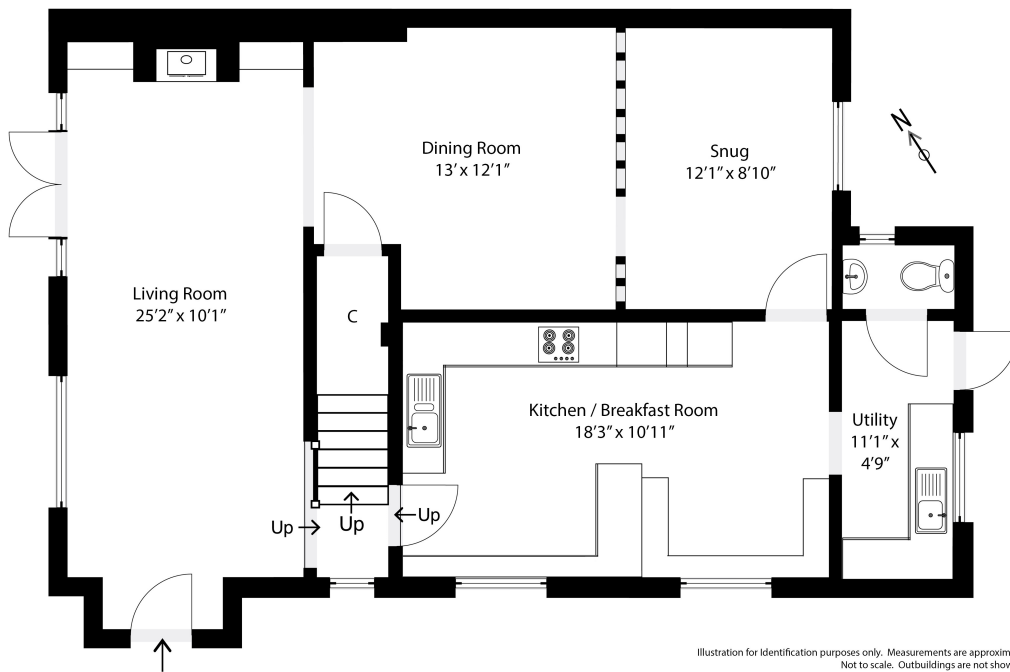


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

This property is nestled in the idyllic hamlet of 'Bladbean' in the heart of the Elham Valley, located in some of the finest and picturesque countryside in the South East some 7-8 miles South of the Cathedral and University City of Canterbury. Approached by a long private drive the property is conveniently sheltered from the North with principle views over open pasture to the south west. The village of Elham is about 2.5 miles away with local shop, highly regarded primary school, doctor's surgery and typical village public houses with restaurants and a well known Square, overlooked and dominated by a fine Grade I listed Medieval Church. The Cathedral City of Canterbury and the attractive coastal town of Folkestone are approximately the same distance from the property. Both centres have excellent high speed rail links to London, great sporting venues and have outstanding educational facilities with grammar and top end private schools being one of the principle features of Canterbury. Folkestone has over the years become famous for its Creative Quarter. All in all this property is well positioned within an area of outstanding natural beauty and creates an idyllic peaceful rural retreat

Property description

This fine example of a circa 1930's home comprises of a good sized attractive and well fitted out farmhouse style kitchen/breakfast room making this the hub of the home and an ideal place for the family to gather, useful utility room and WC. Large living room boasting a fireplace fitted with impressive wood burning stove, built in cupboards and shelving to adjacent recesses and full length windows with central French doors leading out to the sun terrace. There is a wide walk through opening to the splendid dining room and a cosy snug area. On the first floor there is a landing, with built in cupboard, family bathroom/WC, bedroom one with built in wardrobe and door to stylish shower room/WC with twin wash hand basins, bedroom two with fitted wardrobe and wash hand basin set in vanity unit, bedroom three with built in wardrobe cupboards and wash hand basin and bedroom four again with built in wardrobe cupboards with a stunning outlook over the adjoining fields. There also is an attic used as a large storage area.

Outside

The property is approached over a picturesque tree and shrub lined driveway and there are mature enchanting gardens with delightful seating areas enjoying a good degree of privacy.

There is a detached outbuilding comprising of a garage, store which is currently utilised as a games room and boot room.

NB. The outbuilding had obtained planning permission (Ref: Y18/1616/FH - 2018-12-24) to create the erection of an outbuilding with room in the roof containing incidental accommodation and a single garage, following the demolition of the existing structure, this has now lapsed.

The accommodation comprises

Ground floor

Entrance hall

Living room

25' 2" x 10' 1" (7.67m x 3.07m)

Dining room

13' 0" x 12' 1" (3.96m x 3.68m)

Snug

12' 1" x 8' 10" (3.68m x 2.69m)



**Kitchen/Breakfast room**

18' 3" x 10' 11" (5.56m x 3.33m)

Utility

11' 1" x 4' 9" (3.38m x 1.45m)

WC**First floor****Landing****Bedroom one**

13' 11" x 10' 1" (4.24m x 3.07m)

En suite shower room**Bedroom two**

15' 0" x 7' 11" (4.57m x 2.41m)

Bedroom three

15' 5" x 8' 5" (4.70m x 2.57m)

Bedroom four

14' 2" x 9' 6" (4.32m x 2.90m)

Bathroom/WC**Attic****Outside****Gardens**

Delightful gardens with secluded terrace and decked terrace with pergola over, enjoying views over adjoining fields.

Garage

20' 7" x 10' 8" (6.27m x 3.25m)

Store/games room

16' 8" x 10' 6" (5.08m x 3.20m)

Boot room

10' 6" x 3' 6" (3.20m x 1.07m)

Heating

Oil









Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

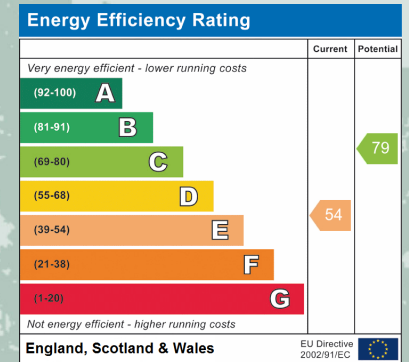
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