

A very fine Grade II Listed period home with a handsome Queen Anne façade set in glorious gardens

Maydeken is an important Grade II Listed property set in one of the best private gardens in the locality. With its elegant Queen Anne façade, the house is the epitome of the English country home.



5 RECEPTION ROOMS



8 BEDROOMS



5 BATHROOMS



GARAGE, CAR PORT & DRIVE



2.5 ACRES



FREEHOLD



RURAL/ VILLAGE



6,016 SQ FT



GUIDE PRICE £1,500,000



The elegant canopied entrance porch, with detailed fan light over, leads into a wonderful and welcoming entrance hall. A short passage leads to a bright reception hall with stairs rising to the first floor. A tall window on the half landing fills the hall with light.

Either side of the hall are two delightful reception rooms. The formal drawing room, with tall ceilings and a marble fireplace is to the right while the sitting room, to the left, has tall windows and French doors to the garden; this is a cosy room on a winter's evening, yet sunny and bright in the summer.

At the end of the hall a series of arches lead into the dining room, with lovely old beams from the original farmhouse in evidence. A study can be accessed off the dining room.

The farmhouse kitchen is well fitted with old pine units, and a deep inglenook houses a three oven oil-fired Aga. There is ample of space for a large table for informal suppers and family get togethers. A door from the kitchen opens to the garden.

Wide, easy rising stairs lead up to the first floor landing. At the front of the house are the principal and guest bedrooms, both with en suite bathrooms. Three further bedrooms (one en suite) and a family bathroom complete the accommodation on this floor. The staircase continues to the second floor where there are three additional bedrooms and a bathroom.













Outside

The long established, mature gardens are an absolute delight. A gravelled driveway off Agester Lane leads to a generous parking and turning area in front of the house. A newly constructed oak-framed building houses an open car port with an adjoining garage.

The gardens surround the house on three sides, with each area having an individual character.

To the north, sweeping lawns are surrounded by mature trees and shrubs. Behind the house is an alfresco eating area with a timber pergola festooned in climbing roses and clematis. This gives onto a raised lawned area with traditional flower beds stocked with flowering annuals and herbaceous plants. Lovely brick and flint walls lend character and a sense of serenity.

To the south, wide lawns and further walled areas combine to create a wonderful setting for this important house.

Location

The property is situated in the lovely rural hamlet of Denton, and close to the popular village of Barham, where a range of local facilities are to be found, including a primary school.

Nearby Canterbury provides an array of shopping, recreational and educational amenities, including well regarded schools and universities. Broome Park Golf and Country Club is within a mile and there are Championship golf courses at Sandwich.

The A2 provides good communication links to Canterbury, the M2, London and beyond, as well as the Channel ports. The A260 provides easy access to Folkestone, the M20 and Channel Tunnel terminal. High Speed trains to London St Pancras are available from Canterbury West and Folkestone (with journey times of under an hour and Ashford International (from 38 minutes).



Distances

- A2 2 miles
- Barham 2 miles
- Folkestone 8.1 miles (London St Pancras from 57 minutes)
- Canterbury West 9.7 miles (London St Pancras from 54 minutes)
- Sandwich 12 miles
- Ashford International 20 miles

Nearby Stations

- Shepherdswell
- Snowdown
- Aylesham
- Folkestone West
- Canterbury West
- Ashford International

Key Locations

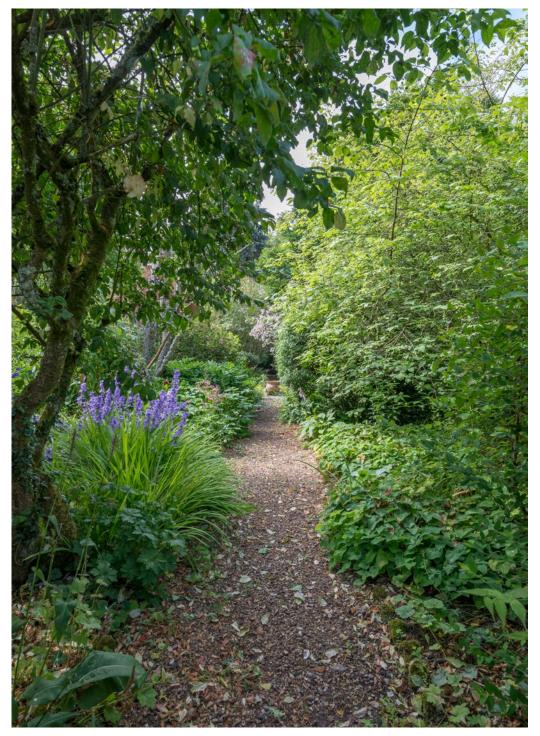
- Canterbury Cathedral
- Historic Canterbury city centre
- Broome Park Golf & Country Club
- Royal St George's, Sandwich
- Prince's Golf Club, Sandwich
- Kent Downs AONB

Nearby Schools

- Selsted CofE Primary
- · Barham CofE Primary
- Aylesham Primary
- St Josephs Catholic Primary, Aylesham
- Dover Grammar School for Girls
- Simon Langton Grammar Schools
- Barton Court School
- King's School, Canterbury
- St Edmund's School

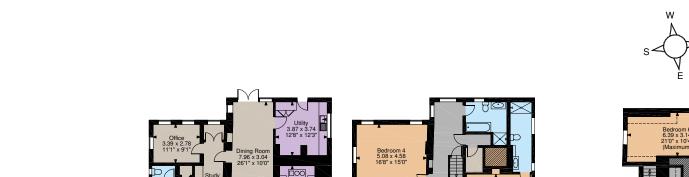










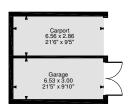


Breakfast Room 6.38 x 3.74 20'11" x 12'3"





Cellar



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only. □□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8498312/LCO

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2018. Particulars revised April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Floorplans

Main House internal area 6,016 sq ft (559 sq m) Garage & Carport internal area 422 sq ft (39 sq m) Outhouse internal area 114 sq ft (11 sq m) For identification purposes only.

Directions

CT4 6QY

///what3words promising.importers.strictest - brings you to the property

General

Local Authority: Dover District Council

Services: Maydeken has mains electricity and water. We understand that the private drainage at this property complies with the relevant regulations. Confirmation is being sought. Oil fired heating.

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: Band H

EPC Rating: E

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com struttandparker.com







