



Rose Acre, Trenley Drive, Canterbury, Kent

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**STRUTT
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Rose Acre

Trenley Drive, Canterbury, Kent CT3 4AW

A custom built Eco energy efficient 'Hanse Haus' set in beautiful gardens, close to Canterbury

Canterbury West station 3.3 miles (London St Pancras from 53 mins), M2 (Junction 7) 9.6 miles, Ashford 16.8 miles

Reception hall | Drawing room | Sitting room
Family area | Kitchen/breakfast room | Utility
Principal bedroom with dressing room and en suite shower room | 3 Further bedrooms (1 en suite) | 2 Further shower rooms | Garden
Garage with office, laundry room and shower room | Cloakroom | Linen room | Studio/summer house | EPC rating A | Just under an acre

The property

Rose Acre is a striking German kit house finished in Siberian larch and white render, designed to maximise on natural light and provide open views over the delightful gardens. The house offers an array of contemporary and light-filled accommodation with large glass windows and doors connecting the house and gardens.

The ventilation system provides clean filtered air (suitable for allergy sufferers) and an ambient temperature throughout, befitting of the calm and serene setting. The house is heated with an air source heat pump, underfloor heating, with triple glazed windows and advanced insulation, and the recent addition of 12 solar panels. Completely electric, the annual electricity bill for the entire house is currently below £500.

The huge central reception hall offers an impressive welcome with its double-height ceilings and bespoke turned stairway, with views over the garden. Double doors open to the multi-aspect drawing room with its feature

fireplace and sliding doors opening to the terrace and garden.

An additional comfortable sitting room is also accessible from the front of the property, whilst the sociable open-plan kitchen and living space provide further areas for relaxing and entertaining. There is easy access to the garden, a corner glazed dining space and a chic kitchen with a range of handleless cabinetry and various integrated appliances, a breakfast bar and relaxed corner seating area. Alongside are useful utility, cloakroom and shower rooms.

The bright first-floor galleried landing branches off onto four well-proportioned bedrooms (two en suite) with excellent elevated views of the grounds and an abundance of natural light. The impressive, vaulted principal suite with corner windows has a sliding door opening to its sleek en suite bathroom and adjacent fully fitted dressing room. A third shower room and a generous linen room complete the floor.

Outside

The property sits in a peaceful and calm plot, surrounding by greenery and the sound of nature. Dual five-bar gates open to the large, gravelled driveway leading to the detached garage with its handy self-contained office space, laundry and shower rooms, and electric car charging point.

The formal front garden contains a sunny circular paved seating area, whilst the rear paved terrace spans the width of the property and is an ideal space for entertaining.

The well-kept garden is surrounded and interspersed by both mature and younger shrubbery and trees and comprise a sizeable level lawn with several vibrant herbaceous borders, an established vegetable garden and a detached summer house, insulated and with electricity and heating.





Location

The property is located on the east side of the historic city of Canterbury, with its wealth of recreational, cultural and everyday amenities including supermarkets, shops and restaurants. Nearby Barton Wood and Blean Forest are ideal for walking and cycling.

Several notable educational facilities include the Simon Langton grammar schools, The King's School, St Edmund's School and The University of Kent.

The A2 and M2 offer convenient road links, with a High-Speed train service to London St Pancras from Canterbury West. The area has good access to the Continent via Eurotunnel and the Port of Dover.

General

Local Authority: Canterbury City Council

Services: Mains electricity, water and drainage. Air source heat pump and underfloor heating. Solar panels.

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,425,000

Directions

From Strutt & Parker's Canterbury office: Head south on Watling Street and take the first exit at the roundabout onto the A28, followed by the second exit onto the A257. Turn left into Lower Chanty Lane, take the second exit onto Longport and follow the A257 for a further 1.2 miles before turning left onto Stodmarsh Road and right onto Trenley Drive, where the property will be found on the left.









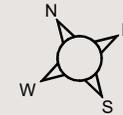








Rose Acre Trenley Drive
 Main House internal area 2,864 sq ft (266 sq m)
 Garage internal area 479 sq ft (44 sq m)
 Office internal area 186 sq ft (17 sq m)
 Studio/ Summer House internal area 115 sq ft (11 sq m)
 For identification purposes only.



Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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