



**Nethersole Farmhouse** The Street, Womenswold, Canterbury, Kent

**STRUTT & PARKER**



## Nethersole Farmhouse

The Street, Womenswold,  
Canterbury, Kent CT4 6HE

One of the most charming  
Listed Georgian farmhouses  
in the Canterbury area, with  
glorious “Old English” gardens

Canterbury 7 miles, A2 1.25 miles

Reception hall | Drawing room | Sitting room  
Study | Dining room | Kitchen | Utility room  
Cloakroom | Cellar | Master bedroom with en-  
suite bathroom | Guest bedroom with en-suite  
shower room | 3 Further bedrooms | 2 Shower  
rooms | External log store | Large detached barn  
Parking area | Beautiful gardens and grounds

**About 1.5 acres**

### The property

Nethersole Farmhouse holds an enviable position at the end of The Street in Womenswold; unlike many villages the main street is virtually a no-through road and the house has only occasional passing farm traffic. Built of mellow red brick the property is listed Grade II and dates from the 17th Century with later additions. The Georgian influence is clearly visible in the handsome brick porch and the lovely deep sash windows of the principal rooms.

The more commonly used main entrance is on the eastern façade and leads into a charming and generous reception hall. The heart of the house is the beautiful farmhouse kitchen with an Aga and a variety of fitted cupboards. From here there is access to the sitting room, a lovely room with a massive inglenook fireplace and double doors to the garden. A door from the sitting room leads to the bright, elegant drawing room. With double aspect the room is always flooded with light, a large brick fireplace with woodburner and an adjoining deep alcove; the room has a real sense of tranquillity. The adjoining dining room is south facing, with a tall ceiling and a brick fireplace.

The ground floor accommodation is completed by a good sized utility room, a cloakroom and a generous double aspect study. The study has a range of custom made fitted bookshelves and store cupboards. Stairs rise to the first floor from the drawing room and a further staircase in the rear hall lead to the first floor as well as down to a large, dry cellar.

The first floor landing gives access to the three principal bedrooms. The master bedroom is approached through a large en-suite bathroom, both lovely rooms. The south facing guest bedroom has an en-suite shower room. There is a large family shower room. Bedrooms 4 and 5 are approached via a second staircase in the rear hall and these rooms share an adjoining bathroom.

A wide gravel driveway leads around the house to a large parking and turning area. Dominating one corner of the garden is the large barn, a useful building for storage or summer entertainment as desired. A covered loggia to the front of the barn allows al fresco entertaining, even when the British weather is inclement.

The gardens truly complement this lovely house with areas of “Old English” formality, including yew and box hedging, abundant roses and ancient brick walls, with more open and informal areas giving lovely views across the adjoining fields.

### Location

Nethersole Farmhouse is situated in a very pretty village. Womenswold has a very attractive village street lined in the main with a variety of period houses. Canterbury offers a wide range of educational, recreational and leisure facilities, with the nearby villages of Bridge and Barham providing day-to-day amenities.

Canterbury West offers High Speed services to London St Pancras in under an hour. The A2 gives fast access to the motorway network. The Channel Port of Dover is about 11 miles and Ashford International station about 20 miles.













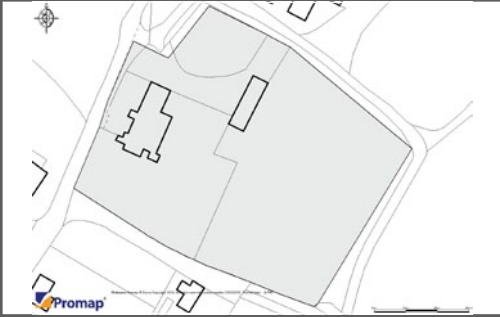












**Floorplans**  
**Main House internal area 3,939 sq ft (366 sq m)**  
**Barn internal area 696 sq ft (65 sq m)**  
**Store internal area 24 sq ft (2 sq m)**  
 For identification purposes only.

**General**

**Local Authorities:** Canterbury City Council (01227 862000); Kent County Council (03000 414141)

**Services:** Nethersole Farmhouse has all mains services.

**Directions**

From Canterbury take the A2 towards Dover. After about 4 miles, turn left towards Folkestone. At the junction turn left towards Wingham. Take the next right hand turning (signposted towards Nonington) and continue along this road until reaching a sign on the left for Womenswold village. Turn left into The Street, passing the church on the left and Nethersole Farmhouse is the last house on the right hand side.

**Canterbury**

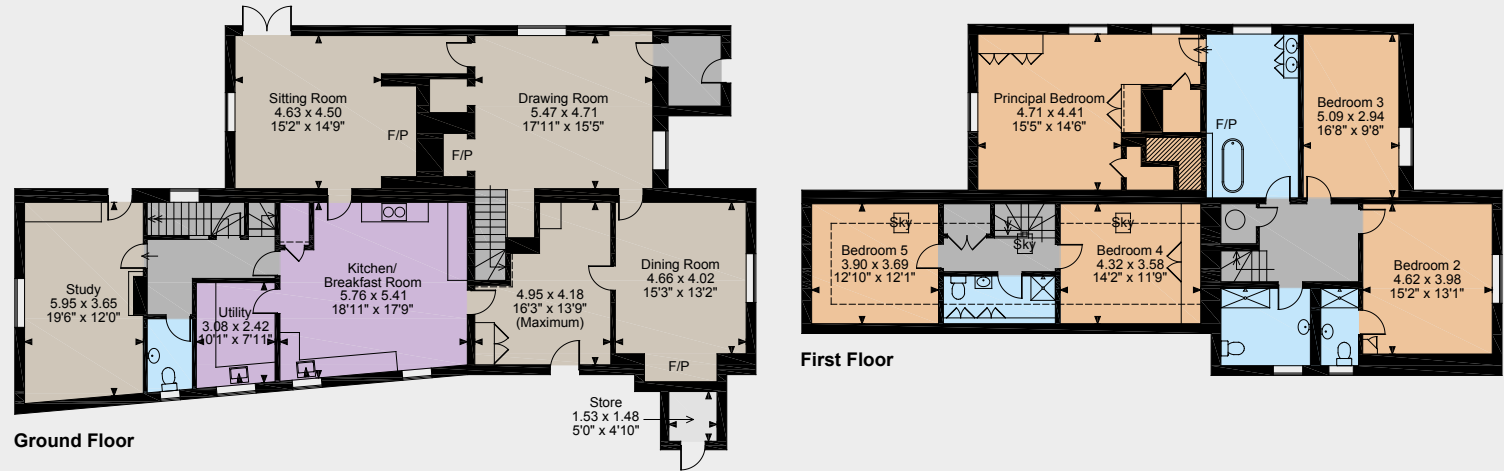
2 St Margaret's Street, Canterbury, Kent CT1 2SL

**01227 451123**

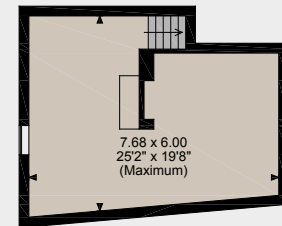
canterbury@struttandparker.com

struttandparker.com

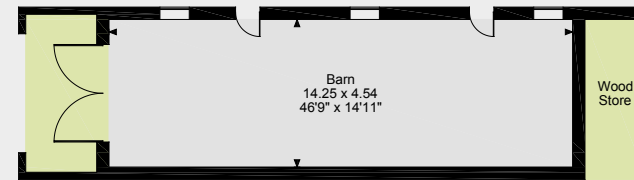
55 offices across England and Scotland, including 10 offices in Central London



**Ground Floor**



**Cellar**



The position & size of doors, windows, appliances and other features are approximate only.  
 □□□ Denotes restricted head height  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8245852/VBK

IMPORTANT NOTICE Strutt & Parker LLP 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 LLP 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 LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. 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 July 2015 and March 2016. Particulars prepared March 2016.