Bigbury House

Bigbury, Harbledown, Kent

STRUTT & PARKER

BNP PARIBAS GROUP

A notable country home in beautifully manicured grounds set high on the Bigbury hills, in an idyllic rural setting

A substantial 1920s property with superb rooms, set in a peaceful and picturesque position backing onto woodland and next to Bigbury Camp; an iron age hillfort now a scheduled ancient monument and local wildlife site. The house has commanding views towards historic Canterbury, which is just two miles away with speedy links to London

- **5 RECEPTION ROOMS**
- **6 BEDROOMS 4 BATHROOMS**
- **1 BEDROOM ANNEXE**
- **EXTENSIVE GARAGING**
- **4.7 ACRES**
- **FREEHOLD**
- **RURAL/ VILLAGE**
- **5,378 SQ FT**
- **GUIDE PRICE £3,500,000**

The property

Bigbury House is one of a few substantial country homes within striking distance of Canterbury, set two miles from the city centre in a peaceful and elevated position with panoramic views over undulating countryside. The house offers a collection of well-proportioned elegant rooms with large picture windows taking in the dramatic views and professionally landscaped gardens, understood to have been designed by renowned landscape architect Ralph Hancock. There is also an annexe, sheltered swimming pool, tennis court and extensive garaging.

The large, welcoming reception hall with original parquet flooring and doors gives access to the generous ground-floor reception rooms. The elegant sitting room has an ornate fireplace surround and an inset wood-burner; oversized bi-fold doors take in the tremendous views and welcome plenty of sunlight throughout the day. The comfortable drawing room also has a fireplace with a stove. Additional living and entertaining space is presented in a semi open-plan layout towards the rear of the ground floor. This includes a formal dining room and a 27ft conservatory with a large ceiling lantern skylight and dual French doors opening to the gardens, with both the dining room and the conservatory adjoining the large social kitchen.

The kitchen was commissioned by the current vendors as an ode to 1920s style with a contemporary twist, and has tiled flooring, fitted Shaker style units and marble worktops, and a breakfast bar. The adjoining larder and pantry provide further space for storage and appliances.

Six well-presented double bedrooms are arranged across the first and second floors. The four first-floor bedrooms are accessed from the generous landing. The 23ft principal bedroom has extensive built-in storage and a large en suite bathroom. One further first-floor bedroom is en suite, while this floor also has a family bathroom.

On the second floor, two further generous double bedrooms share access to a family shower room.

The annexe

The annexe adjoins the main house, connected via an internal door in the conservatory. Comprising a ground floor sitting room and a kitchen, with a double bedroom and a large bathroom on the first floor, the space is ideal for family members or guests.

Outside

Double gates open to the driveway, which leads to the house and two detached garages. A further triple garage is integrated into the main house, providing additional parking and storage or workshop space.

Stunning and extensive gardens surround the house, including lawns and a wealth of mature trees to the front and rear, sunny south-facing patios and landscaped ornamental gardens with a beautiful David Austin designed rose garden, box hedging, a pond with a central fountain and paved and brick pathways leading to a sheltered, outdoor swimming pool. There are also lawns and meadows with mature trees, orchards and established hedges, together with an all-weather tennis court.

Parts of the garden have been laid out by landscape architect Ralph Hancock, who created the Kensington Roof Gardens (London) and The English Garden at the Rockefeller Center (New York).

Location

Bigbury House is situated in an idyllic rural position in the tiny hamlet of Bigbury, just two miles from the centre of the historic cathedral city of Canterbury. Nearby Rough Common has a village hall and a convenience store, while further amenities can be found in Chartham Hatch, Upper Harbledown and Harbledown. Canterbury itself has plenty to offer, including excellent shopping, an array of cultural, sporting and recreational amenities, and a range of well-regarded educational facilities.

Canterbury has two stations with services to London. The High-Speed train to London St Pancras from Canterbury West takes around 55 minutes. The nearby A2 links directly to the motorway network, and the area has good access to the Continent.

Distances

- Harbledown 1.2 miles
- Canterbury city centre 2.1 miles
- Chartham 2.3 miles
- Whitstable 6.5 miles
- Faversham 8.2 miles
- Ashford 13 miles

Nearby Schools

- Kent College Junior School
- St Edmund's School
- Kent College
- The King's School
- Simon Langton Grammar Schools
- The Worthgate School
- St Faith's at Ash

Nearby Stations

- Canterbury West/East
- Chartham
- Ashford International

Key Locations

- Canterbury city centre (historic cathedral and university city)
- Westgate Towers Museum & Viewpoint
- Beaney House of Art and Knowledge
- The Marlowe Theatre
- Blean Woods Nature Reserve
- Kent Downs National Landscape
- Whitstable (seaside town)
- Ashford Designer Outlet
- Dover Castle
- Leeds Castle

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

Main House internal area 4,624 sq ft (430 sq m)
Garages internal area 808 sq ft (75 sq m)
Outbuilding internal area 359 sq ft (33 sq m)
Annexe internal area 754 sq ft (70 sq m)
Total internal area 6,545 sq ft (608 sq m)
For identification purposes only.

Directions

CT2 9BJ

what3words: ///detective.satin.boomer - brings you to the driveway

General

Local Authority: Canterbury City Council

Services: All mains services; gas heating

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

Council Tax:

Bigbury House – Band H; Annexe – Band B

EPC Rating:

Bigbury House - D; Annexe - D

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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