



Wakehurst Court

Bunce Court Road, Otterden, Faversham, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A handsome and well-appointed country house in a glorious rural setting

A beautifully balanced family home forming part of a select rural development, combining contemporary comfort with elegant traditional features and nestled in stunning, established gardens with a superb tennis court.



4 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS CLOAKROOM



GARAGE/ DRIVEWAY



ABOUT 1.15 ACRES



FREEHOLD



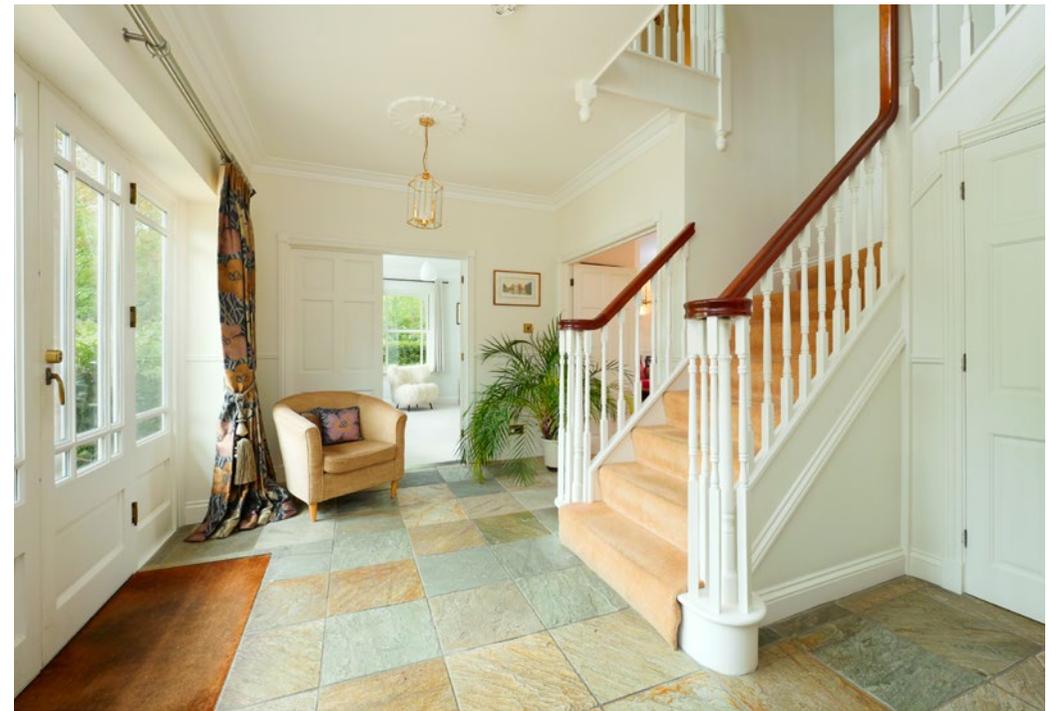
RURAL/ VILLAGE



2,661 SQ FT



GUIDE PRICE £1,250,000



The property

Offering nearly 2,700 sq ft of well-appointed and versatile living space, Wakehurst Court is a traditionally styled, double-fronted, five-bedroom detached residence set within an exclusive development.

Internally, an elegant central entrance hall includes bespoke joinery, traditional ceiling cornicing and a grand staircase. The ground floor features a reconfigured open plan kitchen and dining room with solid wood Smallbone units and granite countertops, accompanied by a useful utility room.

Either side of the entrance hall are a media room and a dedicated home office whilst to the rear there is a large dual aspect sitting room with open fireplace as the focal point. The sitting room, together with the dining room, opens onto the garden terrace via French doors.

The wonderfully bright and stylish accommodation continues on the first floor. Five well-appointed double bedrooms are arranged off a wide, galleried landing. The principal bedroom features bespoke fitted wardrobes and an en suite bathroom. The guest bedroom also has an en suite bathroom. The remaining three bedrooms are served by a family bathroom with a bath and separate shower.

The property presents as a gracious home with the character and refinement of its original parts combined with the type of large living spaces so sought after nowadays.







Outside

Set within picturesque grounds, Wakehurst Court is approached via a gated gravel driveway with ample parking and a detached double garage, half of which has been converted into a useful home gym.

Immediately to the rear of the property there is a substantial stone terrace, ideal for al fresco dining and entertaining. To the side and rear of the house, the rolling naturally landscaped gardens sweep through various well stocked borders and mature trees, edged by sculpted hedging.

A mixture of paved and natural pathways leads to a private summer house overlooking a well-maintained Trevor May tennis court, positioned for privacy and enjoyment. The gardens are a harmonious blend of natural beauty and careful landscaping, creating a woodland-like atmosphere.

Location

Otterden sits high on the North Downs in the beautiful Kent Downs National Landscape, near to the Pilgrim's and North Downs Ways and the 2,000-acre Otterden Estate, all ideal for walking, riding and cycling.

Nearby villages offer day-to-day amenities: Doddington has a garage/shop, award winning butcher and historic inn, while Eastling has a church, village hall and primary school. Faversham and the cathedral city of Canterbury provide comprehensive educational, shopping and recreational facilities.

Transport links are superb: the property sits between the M2 and M20, providing easy road access to major regional centres, the motorway network, London and the coast. Regular commuter services, including High Speed services, are available from Charing, Lenham, Faversham and Ashford International stations. Ebbsfleet International is also readily accessible and offers services to London St Pancras with journey times from 19 minutes. The Port of Dover and Channel Tunnel offer connections to Continental Europe.



Distances

- Otterden 1.5 miles
- Doddington 2 miles
- Faversham 7.2 miles
- Canterbury 15.9 miles

Nearby Stations

- Lenham
- Faversham
- Ashford International
- Ebbsfleet International

Key Locations

- Canterbury Cathedral
- Canterbury Roman Museum
- The Beaney House of Art & Knowledge
- Westgate Towers Museum & Viewpoint
- Whitstable Harbour
- Chilham and Leeds Castles
- Wye National Nature Reserve

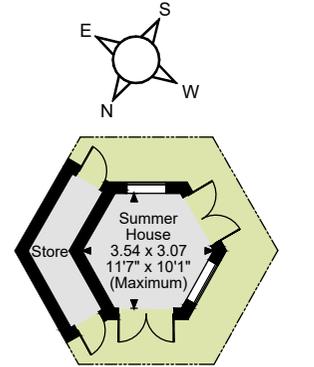
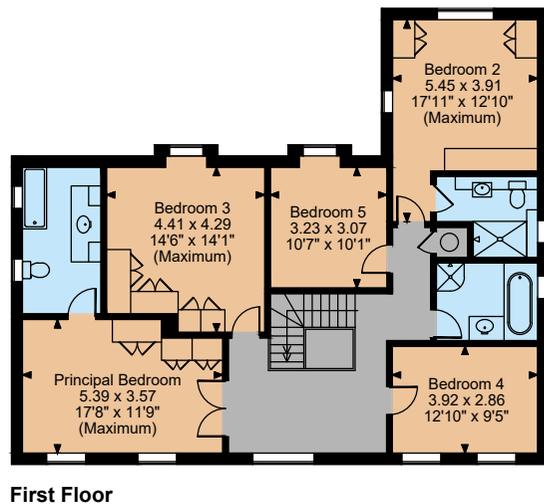
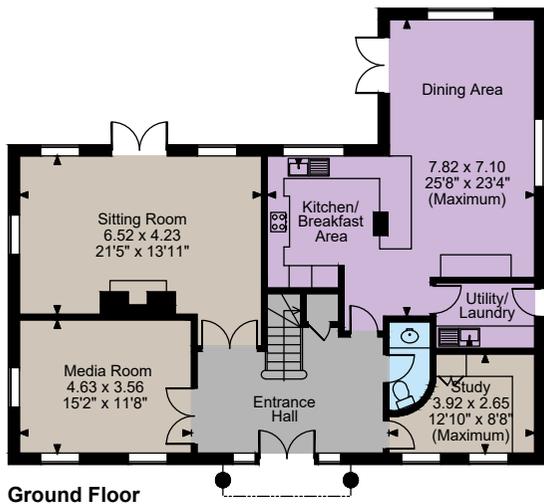
Nearby Schools

- Ashford School
- Eastling Primary School
- Heath Farm School
- Hernhill CofE Primary School
- Kent College
- Lorenden Prep
- Queen Elizabeth's School
- St Edmund's School
- The King's School, Canterbury

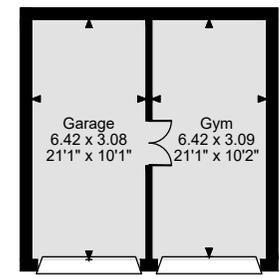








Outbuilding
(Not Shown In Actual Location/
Orientation)



(Not Shown In Actual Location
/Orientation)

Floorplans

House internal area 2,661 sq ft (247 sq m)
Outbuildings internal area 581 sq ft (54 sq m)
Total internal area 3,242 sq ft (301 sq m)
For identification purposes only.

Directions

ME13 0BY

what3words: ///bulletins.outlined.factually - brings you to the access driveway

General

Local Authority: Maidstone Borough Council

Services: Mains electricity, gas and water. We understand that the private drainage at this property complies with the relevant regulations. Confirmation is being sought. Gas heating.

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

Council Tax: Band H

EPC Rating: D

Agent's Note: The property is served by private drainage; the treatment plant system is shared between four other properties. The vendor has advised that there is a £1,200 annual charge to cover the shared courtyard, drive, treatment system and insurance.

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

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