



Cambridge, Cambridge Lane, Lynsted, Kent

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Cambridge

Cambridge Lane, Lynsted, Kent ME9 9JB

An exceptionally elegant country house set in beautiful gardens and grounds with excellent outbuildings

Lynsted 0.9 miles, Teynham station 1 miles, Sittingbourne station 3.7 miles (London from 58 minutes), Faversham 4.7 miles, M2 (Junction 5) 8.1 miles, Canterbury 14 miles, Ebbsfleet International 27 miles (London St Pancras from 17 minutes), Eurotunnel 31 miles

Reception hall | Sitting room | Dining room
Family room | Study/gym | Kitchen | Breakfast room | Conservatory | Utility | Cloakroom | Cellar
Loft store | Principal bedroom with en suite bathroom | 4 Further bedrooms | Family bathroom | Shower room | Small Barn: 2 rooms and shower room | Cart Shed | Store
Greenhouse | Garden bar | Large barn | Garden Paddock | EPC rating D | About 7 acres

The property

Cambridge is an exquisite family home. Beautifully renovated during its current ownership the project has also encompassed the creation of the beautiful gardens that surround the house and provide the perfect setting.

The house takes its name from the Cambray family, who were local landowners until the mid-1600s and held one of the area's 'ten hamlets'. The house itself is thought to have been built in the late 16th century and is Grade II listed. Rarely having changed hands, the house has evolved over the years, resulting in an exceptionally pleasing and liveable home where Victorian, Edwardian and contemporary additions combine with the 16th century origins to provide a wonderful balance.

The airy reception hall, with its fine herringbone and tiled floors, sits to the centre of the house

with a front door to one end and a day-to-day entrance more readily accessed from the drive.

Two fine, formal reception rooms sit to one side and include an elegant sitting room with large triple aspect windows and a fireplace with herringbone brick detailing and a wood-burning stove. Beyond this, a breathtaking and unexpected room sits to the western corner of the house. With extremely tall ceilings the dining room, as it is currently arranged, provides a spectacular space for entertaining.

The well-proportioned reception space continues in an entirely different but equally desirable fashion, with a further beamed family room. This sits adjacent to a study/gym and flows through to the kitchen which has been fitted by Neptune and occupies a stylish glazed conservatory by David Salisbury. This bright space in turn adjoins a breakfast room and utility room which all combine to provide a fantastic layout for more relaxed, day to day living.

Upstairs the principal bedroom is a wonderfully generous room with a substantial beam neatly defining the bedroom and dressing area whilst keeping it open to enjoy its proportions. A large en suite bathroom is "Jack and Jill" with the landing of the secondary staircase. Off this landing is a further bedroom and a shower room which can be accessed by the secondary staircase and makes a wonderful guest suite. Three further bedrooms each with their own period charm share a family bathroom.

Small Barn

Towards the mouth of the drive adjacent to a pretty pond is a charming, converted small barn providing two rooms and a shower room. An exposed brick chimney breast houses a wood burning stove.

The quality of restoration found in the main house is echoed here and the building makes for a wonderful additional space.

















Outside

Cambridge is approached via five-bar wooden gates which lead to a sweeping gravelled driveway leading to plenty of parking. The property presents an attractive and well-maintained group of buildings including a large timber-framed barn currently providing excellent storage. There is a further cart shed providing garaging.

The garden has been thoughtfully landscaped to provide different areas creating a beautiful backdrop to the house. To the front of the house a path leads through pretty gardens border by clipped box hedging with which box balls and herbaceous planting give wonderful structure. The outlook from the kitchen is across a level lawn bordered by established planting, and close to the house there are plenty of areas in which to relax including a circular terrace and a sheltered vine laden pergola adjacent to a summer house.

A line of pleached lime trees and mature hedging borders a flat lawn and beyond this a further area is informally planted with a wildflower meadow. An established hedge defines the border of the formal gardens beyond which is a paddock.

General

Local Authority: Swale Borough Council

Services: Mains electricity and water. We understand that the private drainage at this property complies with the relevant regulations; confirmation is being sought. Oil heating

Council Tax: Band H

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

Tenure: Freehold

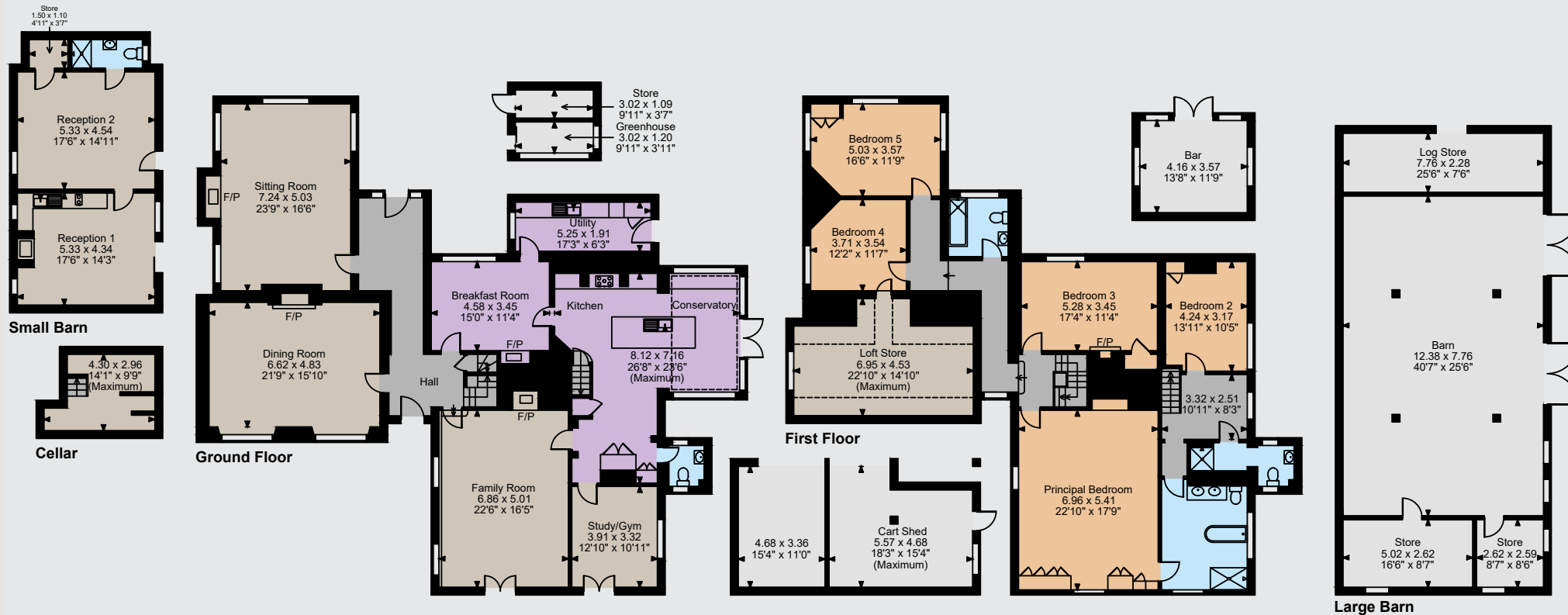
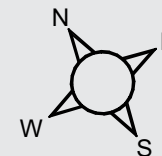
Agent's Note: A footpath crosses the field and there are access rights to a telecom mast.

Guide Price: £1,750,000





Cambridge Cambridge Lane, Lynsted, Kent
 Main House internal area 4,541 sq ft (422 sq m)
 Cart Shed internal area 426 sq ft (40 sq m)
 Outbuilding internal area 2,284 sq ft (212 sq m)
 Total internal area 7,251 sq ft (674 sq m)
 For identification purposes only.



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

□□□□ Denotes restricted head height

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Location

The historic downland village of Lynsted is surrounded by scenic countryside and lies close to the market town of Faversham, which provides good amenities with boutique shops, regular markets and choice of restaurants. Canterbury is within easy reach, as is the Kent coast and the seaside town of Whitstable. Nearby Teynham offers day-to-day amenities including shops, a school and a station.

Schooling is well catered for in the area. The well-regarded Lorenden Prep School is nearby (4.5 miles) and there are a number of grammar schools, including Queen Elizabeth's in Faversham, Highsted and Borden in Sittingbourne. Canterbury provides an array of further state and private options.

Excellent road and rail connections are close by, with the mainline stations at Sittingbourne and Faversham providing fast and frequent trains to London (St Pancras, Victoria and Cannon Street) from around an hour while the M2 (Junction 5) offers connections to the wider motorway network.

Directions

From Faversham: Head West on the A2 until reaching Teynham. Turn left into Cellar Hill which leads into Cambridge Lane, where the property will be found on the right.

Canterbury

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