Westerfield

Fleming Road, Woodnesborough, Kent

STRUTT & PARKER

BNP PARIBAS GROUP

A handsome period property with a collection of comfortable, well-proportioned rooms.

A large family home with superb reception rooms, offering over 3,500 sq ft of space, with a large garden and useful outbuildings. Conveniently located in a rural setting on the edge of Sandwich.

- **4 RECEPTION ROOMS**
- **5 BEDROOMS**
- **4 BATHROOMS**
- **OUTSIDE PARKING AREA**
- **ABOUT 1 ACRE**
- **FREEHOLD**
- **RURAL/ VILLAGE**
- **3,696 SQ FT**
- **GUIDE PRICE £1,100,000**

The property

Westerfield is an impressive, detached period home with tremendously well-balanced accommodation, ideal for family living, with natural oak finishes and mellow brickwork adding a great sense of warmth and comfort. The garden is set up for country living with useful outbuildings, and plenty of room for entertaining family and guests. The property is in a rural setting with charming views over adjoining fields and beyond, and within easy reach of the popular town of Sandwich, the beautiful Kent coast and the historic city of Canterbury.

There are four main formal reception rooms on the ground floor, three of which sit at the front of the property, benefitting from a sunny south-facing aspect. These include the sitting room with a bay window, open fireplace, cornicing and ornate ceiling rose. There is also a useful home study with a log burner. The adjoining comfortable snug features French doors opening to the garden. Towards the rear there is a formal dining room, while the open-plan kitchen and breakfast room also provides space for a large family dining in front of the handsome inglenook fireplace. The kitchen itself has an array of fitted units and wooden worktops, as well as a split butler sink and a range cooker. The adjacent utility room offers further space for home storage and appliances, as does the cellar, which is accessed via a hatch in the snug. There is planning permission for a rear/side single storey extension to enlarge the kitchen - details on Dover District Council's planning portal, ref; 23/01370.

Stairs lead to the first floor landing, off which there are four well-appointed double bedrooms of similar proportions. These include the generous principal bedroom, which has a generous en suite bathroom with a freestanding, roll-top bathtub, dual washbasins and a separate shower. The first floor also benefits from a family bathroom. The second floor provides an additional, well-proportioned double bedroom with a contemporary freestanding bathtub and a separate large shower enclosure. A further shower room can be found on the ground floor.

Outside

A driveway at the side of the house provides access to a large parking area towards the rear, with space for several vehicles.

The garden is mostly located towards the rear of the house and includes a spacious, split-level patio area for al fresco dining, with rolling lawns beyond, bordered by established hedgerows and mature trees.

The gardens and grounds also include a vegetable patch, a hand built Victorian glass house, a stable, a field shelter and a timber-framed summer house with its own verandah, providing the ideal spot in which to enjoy the peaceful surroundings.

Location

Surrounded by beautiful Kent countryside, the property is situated on the outskirts of Woodnesborough village, between Eastry and Ash.

Ash provides a good range of local services, including a small supermarket, Post Office, pubs and schools.

The property sits within the catchment area of several grammar and independent schools. The award winning Updown Hotel and Restaurant is nearby.

The ancient medieval Cinque Port of Sandwich offers a further range of amenities, as does the cathedral city of Canterbury with its excellent leisure, shopping and educational facilities. The Kent coast is within easy reach, and links golf can be enjoyed at the Royal Cinque Ports Golf Club and the world-famous Royal St George's.

Communication links are excellent, with the A256 linking directly with the A2 to Dover, which in turn links directly with the A2/M2 and the A20/M20. There are High-Speed rail services to London from both Sandwich and Canterbury. The area has good access to Continental Europe via the Channel Tunnel at Folkestone and the Port of Dover.

Distances

- Eastry 2.1 miles
- Ash 2.5 miles
- Sandwich 2.5 miles
- Deal 7.5 miles
- Canterbury 9.5 miles
- Port of Dover 13 miles
- Eurotunnel 20 miles

Nearby Stations

- Sandwich
- Deal
- Walmer

Key Locations

- Pegwell Bay National Nature Reserve
- Richborough Roman Fort and Amphitheatre
- Sandwich Bay Sailing & Water Ski Club
- Betteshanger Park
- Deal and Walmer Castles
- Dover Castle
- Wingham Wildlife Park

Nearby Schools

- Various local village primary schools
- Northbourne Park School
- St Faith's at Ash
- Sir Roger Manwood's School
- Dover College
- Canterbury Grammar Schools
- Kent College
- St Edmund's School, Canterbury
- The King's School Canterbury

cornilleau

The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8671681/SAP

Floorplans

House internal area 3,696 sq ft (343 sq m)
Outbuildings internal area 751 sq ft (70 sq m)
Total internal area 4,447 sq ft (413 sq m)
For identification purposes only.

Directions

CT13 0PU

what3words: ///canny.eventful.filer - brings you to the driveway.

General

Local Authority: Dover District Council

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

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

Council Tax: Band G

EPC Rating: E

IMPORTANT NOTICE: Strutt & Parker 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 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 does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. 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 January 2026. Particulars revised July 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Canterbury
2 St Margaret's Street, Canterbury, Kent CT1 2SL
01227 473700
canterbury@struttandparker.com
struttandparker.com

MIX
Paper | Supporting responsible forestry
FSC™ C209466
www.fsc.org
@struttandparker
Over 50 offices across England and Scotland, including Prime Central London
For the finer things in property.
STRUTT & PARKER
BNP PARIBAS GROUP