



Gardener's Cottage
Heppington, Street End, Canterbury, Kent

**STRUTT
& PARKER**
BNP PARIBAS GROUP

An impressive and flexible four-bedroom property, set in an idyllic rural location overlooking fields and vineyards

An attractive detached family home set in a peaceful village position close to Canterbury city centre. The property features well-presented living space, including an annexe, and sits in an idyllic position on the edge of the Kent Downs National Landscape, surrounded by vineyards and open fields.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



OUTSIDE



ABOUT 0.25 OF AN ACRE



FREEHOLD



RURAL/VILLAGE



2,312 SQ FT



**GUIDE PRICE
£775,000**



The property

Gardener's Cottage is a splendid, characterful home that offers handsome exterior elevations of red brick and tile, while inside the accommodation is beautifully styled and airy throughout. The flexible layout provides the opportunity for use as a well-proportioned family home, or as a main residence with an attached annexe.

The ground floor has three well-appointed reception rooms between the main home and the annexe accommodation. The principal reception room is the dual aspect sitting room, offering a comfortable space in which to relax as a family, with its French doors opening onto the rear garden. Double doors lead from the sitting room to the formal dining room, which could also be used as a snug or a study for home working.

Towards the front of the ground floor, the kitchen is fitted with modern units in white as well as integrated appliances, while the adjoining conservatory-style

breakfast room benefits from a southeast-facing aspect and provides further space for family dining.

All the first floor bedrooms are beautifully presented. One double bedroom has an en suite bathroom with an over-bath shower, while the second en suite bedroom has the potential for use as the annexe bedroom with its own private staircase. The first floor also has two further bedrooms and a large family bathroom with a freestanding bathtub and a separate shower unit.

The annexe

At the rear of the ground floor, the annexe accommodation is connected to the main house via internal doors but offers the option of use as a separate dwelling. The space has its own kitchen and cloakroom, a comfortable sitting room and a games room, which is connected to the sitting room in an open-plan layout.



Outside

The house is nestled between two vineyards and surrounded by apple orchards. At the front of the property, the driveway provides plenty of parking space for several vehicles, while the garden is bordered by fencing and hedgerows, providing shelter and a sense of peace and privacy.

The garden at the rear features two patio areas for al fresco dining, with lawn beyond and views across the open fields.

An outbuilding provides a useful utility room, further storage space and a hot tub and sauna, as well as shower facilities.

Location

The small village of Street End lies in a peaceful rural position on the edge of the Kent Downs Area of Outstanding Natural Beauty and is situated on a useful bus route into Canterbury. Additional amenities include a well-regarded gastropub, The Granville, and a farm shop in nearby Lower Hardres and the Street End Cricket Club.

The nearby village of Chartham offers several everyday amenities, including local shops and a doctor's surgery, while the nearest primary school is in the village of Petham. Canterbury city centre offers a broad array of cultural, sporting and recreational amenities.

The A2 provides direct dual carriageway access onto the motorway network and Canterbury West station provides high-speed services to London St Pancras in under an hour. The area has good access to the Continent via Eurotunnel and the Port of Dover.

Distances

- Canterbury city centre 2.8 miles
- Chartham 3 miles
- Faversham 11 miles
- Sandwich 13 miles
- Ashford 13 miles

Nearby Stations

- Canterbury West
- Canterbury East

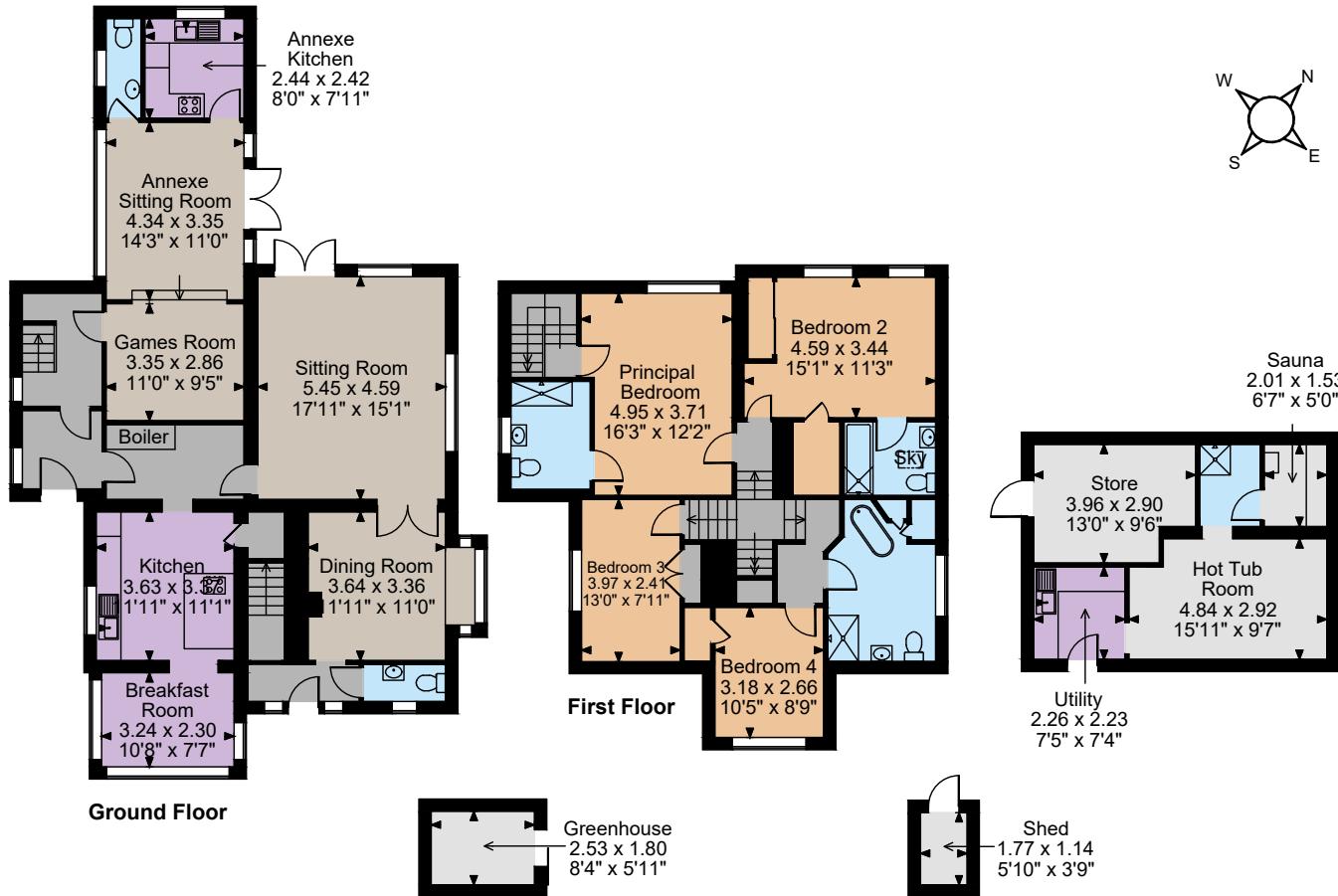
Key Locations

- Canterbury city centre (historic cathedral and university city)
- The Marlowe Theatre
- Blean Woods Nature Reserve
- Kent Downs National Landscape
- Whitstable (seaside town)
- Ashford Designer Outlet

Nearby Schools

- Petham Primary School
- Simon Langton Grammar Schools
- St Anselm's Catholic School
- St Edmund's School
- Kent College
- The King's School Canterbury
- The Worthgate School





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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8673244/SAP

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 December 2025. Particulars revised January 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Floorplans

Main House internal area 2,312 sq ft (214 sq m)
Outbuildings internal area 477 sq ft (44 sq m)
Total internal area 2,789 sq ft (259 sq m)
For identification purposes only.

Directions

CT4 7AN

what3words: ///giggles.ourselves.able - brings you to the driveway

General

Local Authority: Canterbury City Council

Services: All mains services; gas central heating

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

Council Tax: Band E

EPC Rating: C

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

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL
01227 473700

canterbury@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

**STRUTT
& PARKER**
BNP PARIBAS GROUP