




# The Meads

Hunt Street, Crundale, Kent



BNP PARIBAS GROUP 



## A detached modern family home in a beautiful rural setting within the Kent Downs

A well-presented five bedroom family home featuring well-presented and neutrally-decorated accommodation and modern fixtures and fittings throughout, and providing an elegant and practical living and entertaining environment. It is located near the village and within easy reach of city amenities.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**2 BATHROOMS**



**2 GARAGES/ OUTSIDE**



**0.91 OF AN ACRE**



**FREEHOLD**



**RURAL/ VILLAGE**



**2,435 SQ FT**



**GUIDE PRICE  
£845,000**

### The property

The Meads is an attractive detached family home offering more than 2,400 sq ft of light-filled flexible accommodation.

Configured to provide an ideal space for family living, the ground floor maximises stunning views. The accommodation flows from a gable-end porch into a welcoming reception hall with useful storage. It includes a well-proportioned study and a spacious dual-aspect sitting room with wooden flooring, a feature fireplace with woodburning stove, and double doors leading to a generous triple-aspect sun room with exposed wooden flooring, large picture glazing, and French doors to the garden.

A service wing features a large dual-aspect kitchen/ breakfast room fitted with a range of base units, an Aga, modern integrated appliances, space for a sizeable table, and full-height glazing with a door to the side terrace.

A second kitchen offers additional wall and base units, wooden worktops, a Belfast sink, integrated appliances, and a walk-in larder.

This connects to a fitted utility/boot room with a useful en suite cloakroom and a door to the front garden.

On the first floor the property provides a generous dual aspect principal bedroom, an additional double bedroom with en suite shower room, three further well-proportioned bedrooms and a family bathroom.













## Outside

The property is approached through a five-bar gate via a side driveway that provides private parking and access to a detached outbuilding, comprising two garages and a workshop with storage above.

The plot includes a formal stock-fenced garden that surrounds the property and is laid mainly to level lawn, interspersed with mature shrubs and trees. Features include a garden well, summer house, multiple seating areas, and a paved side terrace accessible from the utility/boot room.

The entire setting enjoys far-reaching views over the surrounding farmland.

## Location

Crundale village is surrounded by the Kent Downs National Landscape and shares many activities with Godmersham, the village straddling the Great Stour river and famed for its connection to Jane Austen, her brother's home, Godmersham Park. The North Downs Way and Pilgrims' Way offer numerous walking and riding routes.

Wye village offers local shopping including a Co-op, an artisan baker, newsagent, chemist, GP and dental surgeries and several pubs. The market town of Ashford has a bustling High Street, retail parks and recreational facilities including a Cineworld, health club/spa and numerous restaurants. More extensive shopping, cultural, sporting, leisure and recreational amenities are available in Canterbury.

Communications links are excellent: the M20 and M2 motorways connect to London and the coast, Wye station (4.6 miles) offers regular services to London, Ashford. The area has good access to the Continent via Eurotunnel and the Port of Dover.

## Distances

- Crundale 1.0 mile
- Godmersham 3.1 miles
- Wye 4.2 miles
- Ashford 9.3 miles
- Canterbury 9.4 miles
- Folkestone 15 miles
- London City Airport 59.8 miles

## Nearby Stations

- Wye
- Ashford International
- Canterbury West/East

## Nearby Schools

- Spring Grove
- Ashford
- Kent College
- St Edmund's
- The King's/Junior King's Schools

## Key Locations

- Canterbury Cathedral
- Canterbury Roman Museum
- The Beaney House of Art & Knowledge
- Westgate Towers Museum & Viewpoint
- Howletts Wild Animal Park
- Chilham Castle
- Dane John Gardens
- Wye National Nature Reserve
- Whitstable Harbour
- Dover Castle
- Leeds Castle

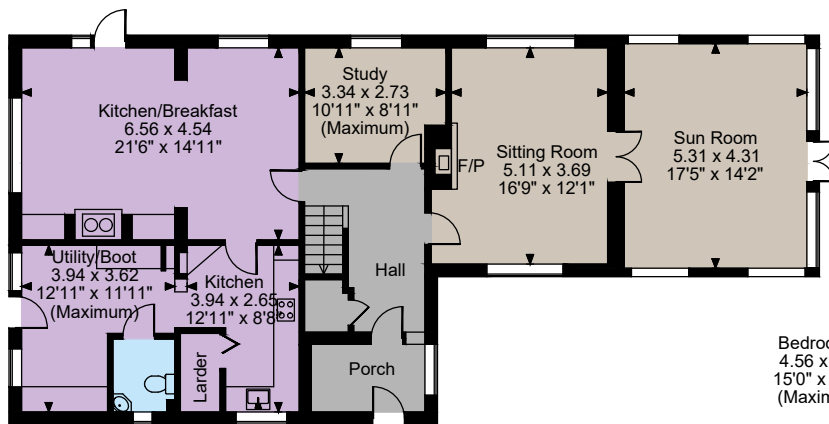




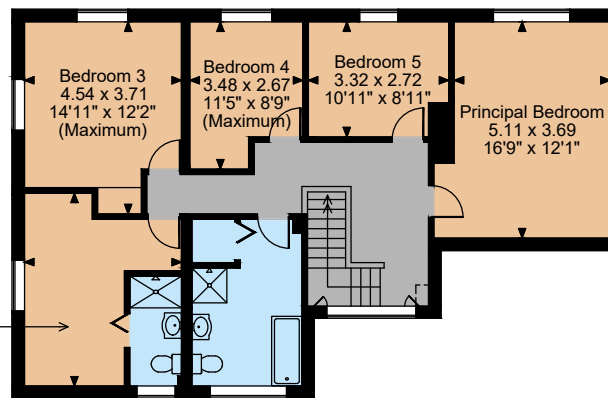




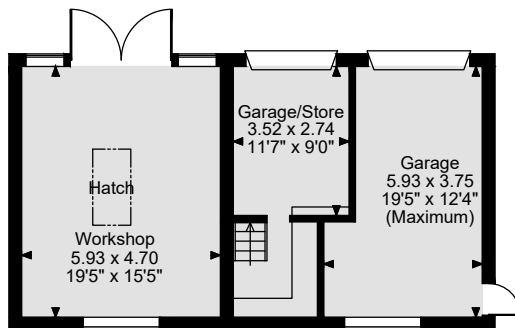




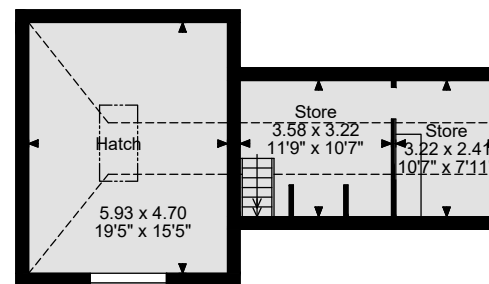
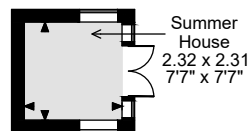
Ground Floor



First Floor



Garage Block Ground Floor

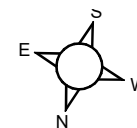


Garage Block First Floor

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 2,435 sq ft (226 sq m)  
Garage Building internal area 889 sq ft (83 sq m)  
Summer House internal area 58 sq ft (5 sq m)  
Total internal area 3,382 sq ft (314 sq m)

For identification purposes only.

## Directions

CT4 7EL

**what3words:** ///radiated.elbow.emporium - brings you to the driveway

## General

**Local Authority:** Ashford 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.

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

**Council Tax:** Band F

**EPC Rating:** Band D

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

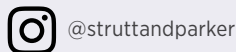
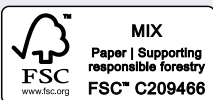
**Tenure:** Freehold

## Canterbury

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

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