

The Grange
Kenfield, Petham



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**4,063 sq ft (378 sq m) | Freehold
4 reception rooms | 4 bedrooms
Garaging | Rural yet accessible setting
About 1.84 acres**

Guide price £1,150,000

A stunning home set within the major part of a characterful former farmstead offering generous and comfortable accommodation.

The well-appointed accommodation provided by The Grange is set around a picturesque open courtyard comprising three ranges of attractive Grade II Listed farm buildings.

Entered beneath a covered porch to a reception hall, the central span is home to a magnificent kitchen/family room with a vaulted ceiling; sliding glazed doors and windows stretch across one wall opening on to the garden. This fantastic space caters for day-to-day family living at the heart of the house. Within this single storey element, an accessible ground floor bedroom and bathroom offer a versatile guest or accessible bedroom suite

Situated under the thatched roof of the barn is the very spacious drawing room and a separate linked sitting room. Three further bedrooms, including the principal with its en-suite shower room, are located above these rooms. Throughout, the wooden framing is exposed as a reminder of the history and character of the building.

To the end of the other wing is a fantastic garden room or studio, fully glazed to the rear elevation. A spiral staircase rises to a mezzanine study space and storeroom beyond. Two interlinking attic rooms and en suite bathroom hold further potential.

The Grange is approached via an in-and-out driveway which sweeps around an expanse of lawn, giving plenty of parking space in front of the covered porch/carport and garage.

The gardens stretch away from the house and are laid to lawn interspersed with mature trees giving a parklike vista to the farmland beyond. The mature setting provides a peaceful backdrop to the house. There is a greenhouse and orchard as well as a wildlife pond. Close to the house, the sheltered courtyard provides a fantastic spot in which to relax or entertain.



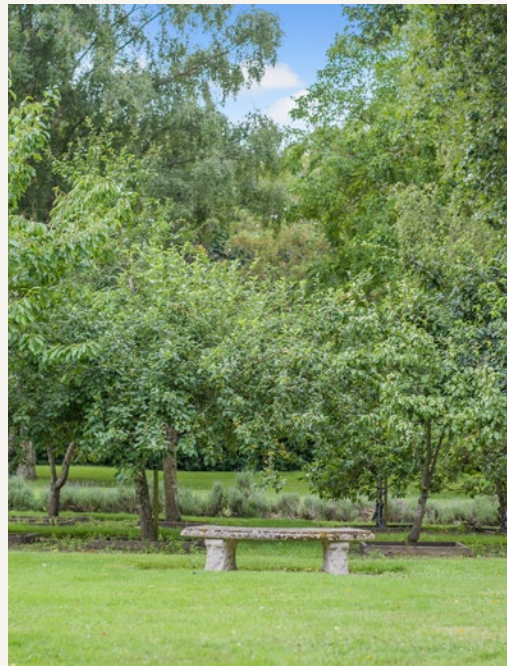
Location

The Grange is located in a beautiful rural setting, surrounded by the stunning rolling countryside of the Kent Downs National Landscape and between the villages of Petham and Chartham. Petham has a local primary school and a village hall, while further everyday amenities can be found in Chartham, including a local shop, a doctors' surgery and a village pub. Historic Canterbury is less than five miles to the north, with its excellent selection of shops, supermarkets, leisure and cultural facilities, as well as a variety of superb educational establishments.

The property is well connected by road, with the A2 providing access to the M2, while Canterbury West station provides services to London St Pancras in less than an hour. The area has good access to Continental Europe via Eurotunnel and the Port of Dover.

General

Local Authority: Canterbury City Council
Services: Mains electricity and drainage. Private borehole water. Oil heating.
Council Tax: Band G
EPC Rating: E
Planning: Prospective purchasers should make their own enquiries of Canterbury City Council.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Agent's Notes:
1. The Purchaser will need to install a new oil tank.
2. The private water supply is from a borehole at Barn End Cottage.
3. A new fence will be erected between The Grange and Barn End Cottage.



The Grange and Barn End Cottage Kenfield, Petham

Main House internal area 4,063 sq ft (378 sq m)

Garage internal area 325 sq ft (30 sq m)

Shed internal area 143 sq ft (13 sq m)

Total internal area 4,832 sq ft (449 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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