

8 Kiln Drive
Woodnesborough



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A truly exceptional modern residence offering luxurious finishes and unparalleled leisure facilities, complete with beautifully landscaped outdoor spaces and sweeping countryside views in a highly sought-after village setting

8 Kiln Drive is an outstanding modern home offering almost 5,000 sq ft of exceptional living and leisure accommodation. Beautifully constructed with handsome brick elevations, the property showcases impeccably designed interiors, high-quality bespoke finishes and far-reaching rural views.

Flowing from a welcoming reception hall, the expansive ground floor has been thoughtfully designed for both everyday family living and entertaining, with double-glazed doors from the principal reception rooms opening onto the rear garden.

At its heart is a breathtaking open-plan Humphrey Munson kitchen and dining area, featuring a vast central island, premium Miele integrated appliances, a substantial wine fridge and a concealed breakfast station. This space flows seamlessly into a sophisticated sitting room, centred around a contemporary feature fireplace.

The property's leisure facilities are particularly impressive. A stunning spa room houses a large swim spa and a striking built-in aquarium, while an adjoining fully equipped gym creates a superb wellness suite. Additional reception spaces include a bespoke wine room, a dedicated games room and a state-of-the-art cinema with acoustic wall panelling.

The first floor provides five beautifully appointed bedrooms. The principal suite is a luxurious retreat, complete with a walk-in dressing area and an elegant en suite bathroom. Three further well-proportioned bedrooms, one of which is en suite, are served by a stylish family bathroom, while a fifth exceptionally spacious bedroom is accessed via a separate staircase, offering superb flexibility for guests or multi-generational living.

Outside, the meticulously landscaped rear garden has been designed for effortless outdoor living. A generous paved terrace provides an ideal setting for al fresco dining, overlooking a pristine, high quality artificial lawn and a striking sunken fire pit seating area.

The garden is further enhanced by an architecturally designed pod-style summer house with bi-fold doors, providing a peaceful retreat.

To the front, an expansive driveway offers ample parking in addition to the generous integrated garage.

4,970 sq ft (462 sq m) | Freehold
4 reception rooms | 5 bedrooms and 4 bathrooms
Impressive leisure facilities | Garage | Garden

Guide price £1,750,000

Location

Set within the tranquil countryside, Woodnesborough offers a traditional village atmosphere with its church, village hall and active community life, while remaining well connected to surrounding towns. Just over two miles away, the historic market town of Sandwich provides a charming mix of independent shops, cafés and restaurants, alongside supermarkets and a mainline station with services to Canterbury and London. The vibrant coastal town of Deal, six miles away, is known for its picturesque seafront and thriving high street, while the cathedral city of Canterbury, around 14 miles distant, offers extensive shopping, cultural attractions and leisure opportunities.

The area is well served by an excellent choice of schools, including the well-regarded independent schools The King's School, Kent College and St Edmund's School in Canterbury, together with the highly regarded grammar schools Sir Roger Manwood's School in Sandwich and Dover Grammar School for Girls.

Road links via the A256 and A2 ensure easy travel to Dover, Canterbury and the motorway network, making the location both peaceful and practical. There is good access to Continental Europe via Eurotunnel and the Port of Dover.

Postcode region: CT13

General

Local Authority: Dover District Council

Services: All mains services; gas heating.

Council Tax: Band G

EPC Rating: B

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



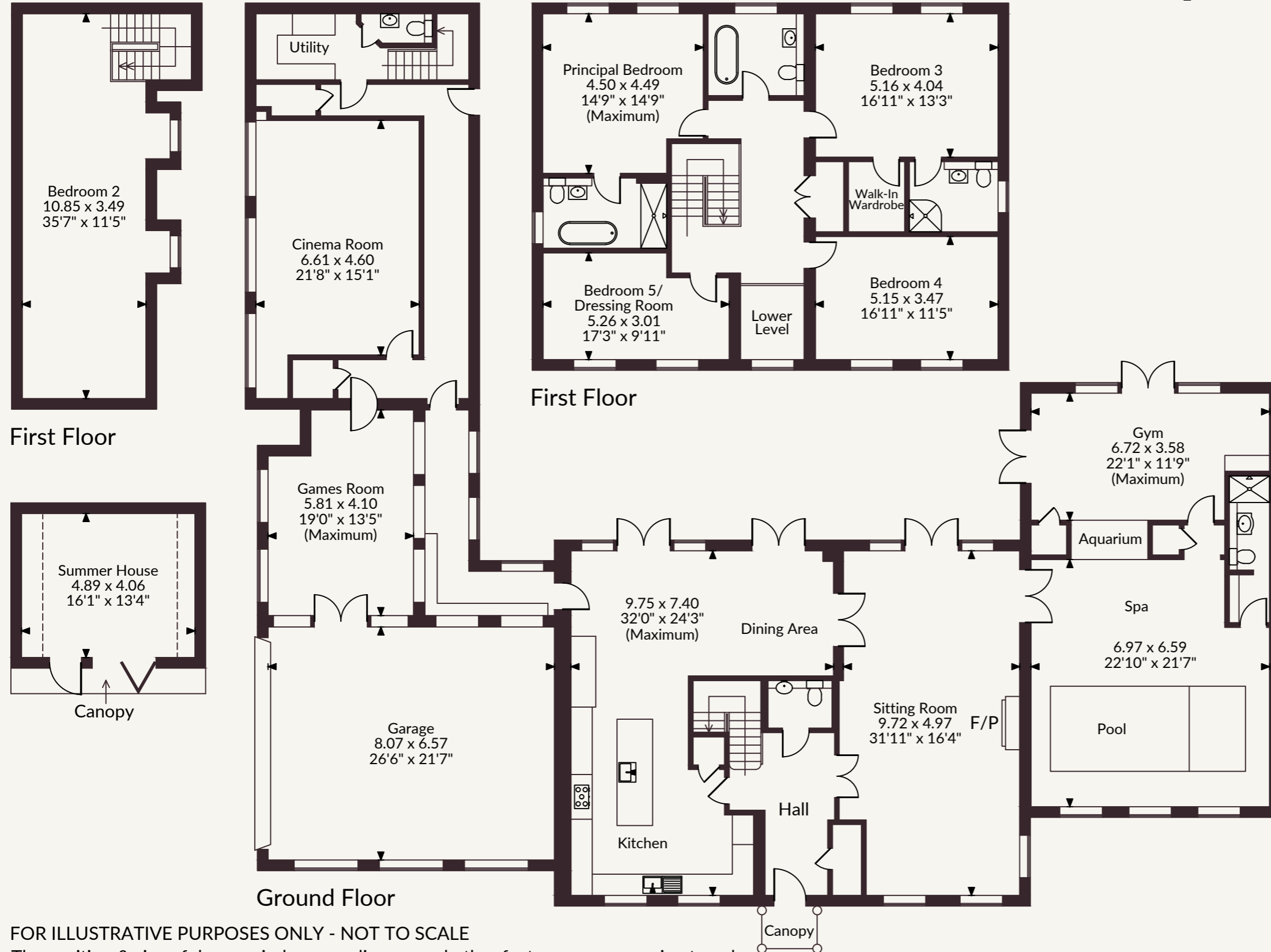
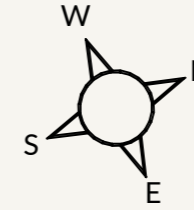
Kiln Drive, Woodnesborough, Kent

Main House internal area 4,970 sq ft (462 sq m)

Garage internal area 571 sq ft (53 sq m)

Summer House internal area 166 sq ft (15 sq m)

Total internal area 5,707 sq ft (530 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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