

Marleywood Bungalow Kingston, Canterbury



Strutt
& Parker

Land and property. Since 1885.

A splendid detached four-bedroom bungalow with extensive outbuildings and grounds, set in a stunning and peaceful rural position, surrounded by the rolling landscape of the Kent Downs.

Marleywood Bungalow is an attractive and characterful property offering over 2,740 sq ft of accommodation in the main house, together with a range of practical outbuildings. The house features exposed timber framing inside and out, alongside a variety of other character details, while the grounds provide a strong connection to the surrounding landscape.

The accommodation is arranged across a single, accessible level and includes a generously proportioned sitting room with exposed beams and brickwork, and French doors opening to the gardens. There is also a useful home study.

The open-plan kitchen and dining room provides further versatile living space. The kitchen has wooden fitted units and integrated appliances, with space for a family dining table. An adjoining utility room provides additional storage and houses the laundry appliances.

There are four double bedrooms, three of similar proportions, together with a generous principal bedroom featuring dual-aspect glazing and French doors opening to the gardens. This room could also be used as a further reception room, if desired. The large family bathroom has a freestanding roll-top bathtub and wet room-style shower.

Stairs from the central hallway rise to a first-floor area with two loft rooms, offering potential for use as bedrooms or additional reception space, subject to any necessary consents.

2,740 sq ft (255 sq m)

4 bedrooms

3 reception rooms

Gardens and grounds

Garaging and outbuildings

Freehold | About 4 acres

Guide price £725,000



Outside

A range of outbuildings provides extensive storage and practical space, including a static caravan, large tractor shed and several further stores, totalling more than 1,500 square feet of floor space.

The gardens and grounds include a gated driveway with ample parking, a patio for al fresco dining and a large open field to the rear, with a raised decked area providing an excellent vantage point across the surrounding countryside.

Location

The property is situated in a lovely rural location to the south-east of Canterbury. There is a thriving village community in nearby Kingston, with a public house and a parish church. The adjoining village of Barham has a village shop and primary school, with Canterbury offering a wide range of educational, leisure and shopping facilities.

The village is well placed for road and rail links, with the A2 about two miles away and linking to the M2 and wider motorway network. Canterbury offers two stations with stopping services to London Victoria and Charing Cross and access to the high-speed service to St Pancras (taking under an hour) from Canterbury West. The area has good access to Continental Europe via Eurotunnel and the Port of Dover.

General

Local Authority: Canterbury City Council
Services: Mains water and electricity. LPG for central heating and water. We understand that the private drainage at the property complies with the relevant regulations. Confirmation is being sought.
Council Tax: Band F
Planning: Prospective purchasers should make their own enquiries of Canterbury City Council.
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Marley Wood Bungalow Marley Lane, Kingston
 Main House internal area 2,740 sq ft (255 sq m)
 Outbuildings internal area 1,684 sq ft (157 sq m)
 Total internal area 4,424 sq ft (411 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8703034/TOW

Strutt & Parker Canterbury

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

01227 473700 | canterbury@struttandparker.com



@struttandparker struttandparker.com

**Strutt
& Parker**

Land and property. Since 1885.

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. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken September 2026. Particulars prepared September 2026.