



Poldhurst Manor, Upper Harbledown, Kent

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Poldhurst Manor

Plough Lane, Upper Harbledown, Canterbury, Kent CT2 9AS

An exceptionally well-appointed Grade II listed country house with elegant accommodation, set in private parkland, conveniently located only 2.5 miles from Canterbury city centre

Whitstable seafront 6.5 miles, A2 1.2 miles, Canterbury West station 2.7 miles (London St Pancras from 54 minutes), M2 (Junction 7) 4.8 miles, Ebbsfleet international 36.9 miles (London St Pancras from 18 minutes)

Reception hall | Sitting room | Dining room
Snug/cinema room | Office | Kitchen/breakfast room | Walk-in larder | Utility/laundry | Principal bedroom with dressing room and en suite bathroom | 3 Further bedrooms (all en suite) Bedroom 5/study | Garden | 3-Bay garage Gym/cycling studio (air conditioned) Workshop | Machine store/studio | 2-Bay open garage/log-store | EPC rating C

About 3.8 acres including paddock and lake

The property

Poldhurst Manor is a grand Grade II listed property, thought to date back to the 15th century, offering over 4,000 sq ft of light-filled accommodation with a wealth of impressive original features and understated, elegant styling.

The house, and its accompanying outbuildings, have all been sympathetically renovated and extensively refurbished to an exceptionally high standard. The majority of the windows and doors have been replaced with new hardwood units and restored to original architectural specification. The original Kent-peg tile roof has

been extensively renovated and finished with heritage ironmongery. Period details include exposed timber beams, including an impressive dragon beam, original oak panelling, and brick-built fireplaces, while the décor and fittings reach a stylish modern standard with home technology discreetly integrated.

The ground floor provides five reception rooms in which to relax and entertain, including the welcoming hall with period inglenook fireplace and log-burner, the 28ft oak-beamed sitting room with feature inglenook fireplace and log-burner, and the formal dining room with bay window and heavily beamed ceiling, which is semi-open plan to the kitchen lending a modern flow. There is also a cosy snug/cinema room with integrated 5.1 surround sound and 70" TV. Adjoining the snug is an office with dual integrated desks, beautifully presented with hand-crafted joinery and painted oak panelling.

To the rear of the house is a well-equipped kitchen, and a large utility room/laundry, providing further storage. The bright and airy double-height kitchen, with views over the lake, is attached to the principal building via a modern glass link, and is impeccably presented with neutral hand-painted pinewood units, black marble worktops, a traditional white butler sink, and a 4-oven Aga in red. There is also an oak breakfast bar, traditional walk-in larder, and integral dual temperature wine-cooler by Miele.

There are four immaculately presented bedrooms on the first floor, as well as a study, which could be used as a fifth bedroom if desired. The generous principal bedroom with high ceiling, oak beams and period fireplace has its own dressing room and a luxury en suite bathroom with a free-standing cast-iron bathtub and dual washbasins from Drummonds of London. Each of the remaining bedrooms is also en suite, one with a bath and two with showers.



















Outside

The property is set in picturesque parkland and gardens featuring large mature specimen trees, professionally pruned shrubs and hedgerows, and richly stocked and manicured borders.

There is also a large rear terrace for entertaining, and a south-facing sun terrace, complemented by a semi-enclosed courtyard with fernery. The grounds include a natural stream-fed lake with a tilting weir, which attracts abundant wild-life, and there is a fenced and gated grass paddock.

A line of Hornbeam trees leads to oak security gates at the front which open to an extensive gravel driveway and parking area adjacent to the main house and outbuildings.

Above the 3-bay garage and machine store is a gym/cycling studio which is fully air-conditioned, and a large storage room accessed by an oak staircase.

Further outbuildings include a workshop, a 2-bay open-sided log-store and a magnificent 30ft heritage greenhouse in cedar complemented by raised beds set on a gravel terrace.

Technology has been discreetly integrated throughout the property with IP-enabled gate entry, burglar alarms, security cameras and exterior LED lighting fully connected via a CAT5 data network and mesh wi-fi.

General

Local Authority: Canterbury City Council

Services: All mains services; gas central heating

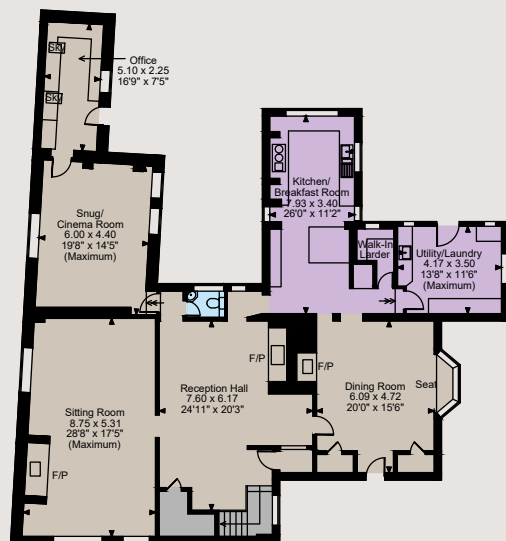
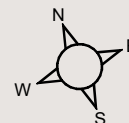
Council Tax: Band G

Tenure: Freehold

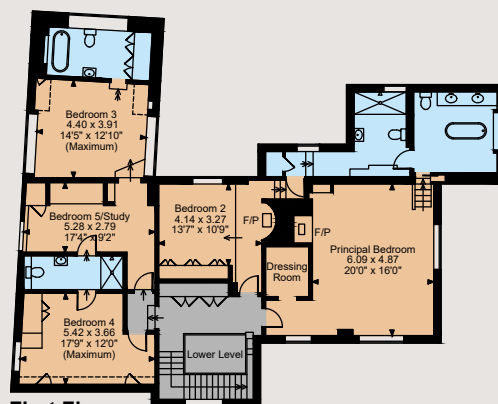
Guide Price: Offers in excess of £2,500,000



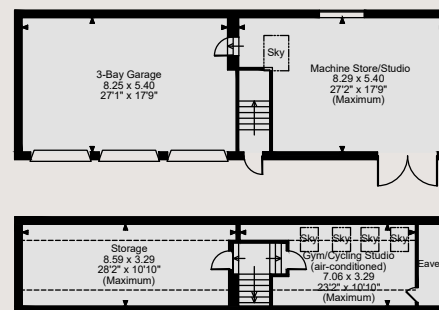
Poldhurst Manor Upper Harbledown, Canterbury
 Main House internal area 4,149 sq ft (385 sq m)
 3-Bay Garage & Machine Store/Studio internal area 934 sq ft (87 sq m)
 Outbuildings internal area 1,080 sq ft (100 sq m)
 Total internal area 6,163 sq ft (573 sq m)
 For identification purposes only.



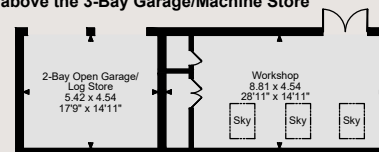
Ground Floor



First Floor



Level above the 3-Bay Garage/Machine Store



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

□ □ □ Denotes restricted head height

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Location

Poldhurst Manor is situated in a rural position close to Upper Harbledown village, just 2.5 miles from the cathedral city of Canterbury. Harbledown is home to the well-known Coach and Horses public house. Canterbury itself has plenty to offer, including a variety of shops and a choice of supermarkets, an array of cultural, sporting and recreational amenities, and an excellent range of educational facilities, including the King's School, St Edmund's School, Kent College and the Simon Langton grammar schools.

Canterbury has two stations with services to London. The High Speed service to London St Pancras from Canterbury West takes under an hour. The A2 links directly to the motorway network and the area has good access to the Continent. Some commuters find it straightforward to drive to Ebbsfleet International or Central London via the A2/M2.

Directions

From Canterbury: Leave on the A2050/Rheims Way towards the A2. After 1.5 miles, turn right onto Roman Road (signposted to Upper Harbledown). Continue through the village for 0.7 mile then turn left, passing over the A2 before turning left again. After 0.2 mile, you will find the entrance to the property on the right.

Canterbury

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