



17 Polo Field Drive  
Canterbury, Kent



## A stunning four bedroom detached family home in a sought-after East Kent location

A part tile-hung, part-weatherboarded double-fronted property providing modern amenities, quality fixtures and fittings and exposed wood effect flooring across the ground floor. Situated in an exclusive cul de sac development, the property is close to local, city centre and village amenities, the road network and train station.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS CLOAKROOM**



**DOUBLE GARAGE/ DRIVEWAY**



**ABOUT 0.3 OF AN ACRE**



**FREEHOLD**



**EDGE OF CITY**



**2,429 SQ FT**



**GUIDE PRICE £1,125,000**



### The property

17 Polo Field Drive is a stunning detached family home, offering 2,429 sq ft of light-filled, versatile living space. Designed for both practical family life and seamless entertaining, the property combines high-quality contemporary fittings with elegant décor. On the ground floor, beautiful high quality, exposed wood effect flooring flows throughout, creating a sense of refined cohesion.

The journey begins in a welcoming L-shaped reception hall, where full-height glazing floods the space with natural light. To one side, double doors open into a dual aspect drawing room extending nearly 23ft, anchored by a classic exposed brick fireplace and a wood-burning stove. Opposite, the dedicated study features a bright front-aspect bay window - perfect for a quiet home office.

The heart of the home is the expansive open-plan kitchen, dining, and sitting area. The kitchen is equipped with contemporary cabinetry, a large central island with a breakfast bar, and integrated Siemens

appliances and is complemented by a large utility room, with granite work-surfaces and large storage facilities, fitted with Siemens washing and drying appliances. This flexible space is designed to be configured to your lifestyle, featuring bi-fold doors that blur the line between the interior and the rear terrace.

The generous first floor landing leads to four well-proportioned double bedrooms. The principal suite is a private retreat, complete with built-in storage, a dedicated dressing area, and a luxurious en suite with both a bath and a separate shower. A second bedroom also enjoys an en suite shower room, while the remaining two bedrooms are served by a stylish family bathroom.











## Outside

Set behind mature hedging and areas of level lawn and having plenty of kerb appeal, the property is approached through a five-bar gate over a block-paved driveway providing private parking and giving access to a detached part-weatherboarded double garage.

The well-maintained wraparound garden to the rear is laid mainly to level lawn and features a paved seating area at the end of the garden together with a spacious wraparound paved terrace. The whole ideal for entertaining and al fresco dining.

## Location

Polo Farm Sports Complex, neighbouring the property (0.2 mile), offers tennis, cricket and gym facilities. Canterbury Golf Club and driving range is also a short distance from the property.

Canterbury city centre provides extensive shopping, cultural, sporting and recreational amenities.

Nearby Littlebourne and Wingham villages have local shops and amenities including a Post Office, bank, medical facilities, primary schools, pubs and restaurants. Local sporting facilities include golf courses, county cricket at St Lawrence and watersports off the south coast.

The area offers a wide range of state primary, secondary and grammar schooling together with independent schools.

Transportation links are excellent: buses from Polo Farm connect to the city centre, the A2 links to Dover, the M2 and motorway network, and Sturry, Canterbury West and Ashford International stations (2.3,3.0 and 16.4 miles) offer regular services to St Pancras (from 68, 57 and 38 minutes respectively). The Eurotunnel at Folkestone and the Port of Dover provide regular cross-Channel services to Continental Europe.



## Distances

- Canterbury 1.7 miles
- Littlebourne 2.3 miles
- A2 (Boughton Bypass) 3.3 miles
- Wingham 4.8 miles
- Ashford International 16.4 miles
- Dover 17.4 miles
- Eurotunnel Terminal 20.8 miles
- London City Airport 59.4 miles
- Central London 63.5 miles

## Nearby Stations

- Sturry
- Bekesbourne
- Canterbury West
- Ashford International

## Key Locations

- Polo Farm Sports Club
- St Augustine's Abbey
- Canterbury Cathedral
- Westgate Gardens
- Howletts Wild Animal Park
- Franciscan Gardens
- Kent Downs National Landscape
- Wingham Wildlife Park
- Leeds Castle
- Dover Castle

## Nearby Schools

- Various local primary schools
- Barton Manor School
- Barton Court Grammar School
- Kent College
- St Anselm's Catholic School
- St Edmund's School
- Simon Langton Grammar Schools
- The Kings' School Canterbury
- The Worthgate School





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

Main House internal area 2,429 sq ft (226 sq m)  
 Garage internal area 352 sq ft (33 sq m)  
 Total internal area 2,781 sq ft (258 sq m)  
 For identification purposes only.

### Directions

CT3 4FA

**what3words:** ///fame.strain.gently - brings you to the driveway

### General

**Local Authority:** Canterbury City Council

**Services:** All mains services; gas heating

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

**Council Tax:** Band G

**EPC Rating:** B

**Annual Maintenance Charge:** The vendor has advised that the Polo Field development has an annual maintenance charge (covering the period 1 Jan - 31 Dec). The charge includes a reserve fund, land maintenance at the front of Polo Field Drive from Littlebourne Road and the cutting/treating of all grass verges etc. The charge for 2026 is £510.32.

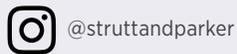
**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Canterbury

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