



Pope Street Farmhouse

Pope Street, Godmersham, Kent

**STRUTT
& PARKER**
BNP PARIBAS GROUP

An exquisitely presented family home, ideally situated in the beautiful Stour valley

Impeccably appointed family home with stunning reception spaces, a gym, swimming pool and tennis court



4 RECEPTION
ROOMS



5 BEDROOMS



3 BATHROOMS



CAR BARN/
PARKING



ABOUT 1.9
ACRES



FREEHOLD



RURAL/
VILLAGE



4,426 SQ FT



GUIDE PRICE
£1,750,000



The property

Grade II listed Pope Street Farmhouse has been the subject of a comprehensive refurbishment campaign over recent years, the results of which are breathtaking. The whole home has been thoughtfully re-crafted using a combination of flair, fine materials and craftsmanship.

The generously proportioned family accommodation is well laid out and centred on a superb family kitchen/breakfast room, which opens to a large terrace and the gardens beyond, and which intercommunicate with the family room. There are two gracious formal reception rooms, the dining room having a large inglenook fireplace and the drawing room a more Georgian feel. A study is also found on the ground floor, along with two cloakrooms and a dog room. The cellars below are arranged as a very well equipped utility room, and a luxurious wine cellar.

The first floor has been rearranged and an extensive master bedroom suite has been created to enjoy the best of the views. The bathroom and dressing

room are splendidly equipped. Three family bedrooms are found to the front of the first floor, sharing two bathrooms and there is generous guest accommodation on the second floor.

Outside

The quality of the property continues into the carefully landscaped gardens, which are well planted with flower and shrub borders and hedges. There is a tennis court and a well contained swimming pool; the adjoining outbuilding has great potential, having previously had planning consent granted in 2013 for conversion to ancillary accommodation (<http://www.ashford.gov.uk/ref/13/00021/AS>).

Beyond is the former chalk pit, now an extension to the garden with space for children's play equipment, large sheds and chicken runs etc.

Closer to the house is the open-fronted car barn with gymnasium behind, as well as log stores and further storage. There is also ample car parking space on the driveway.







Location

Godmersham is situated in an Area of Outstanding Natural Beauty midway between Canterbury and Ashford; both towns provide extensive shopping, educational, cultural and leisure facilities.

Nearby Wye offers excellent local amenities and a station with services to both Ashford and Canterbury. The High Speed service from Ashford International to London St Pancras has a journey time from around 36 minutes.

The M20 and A2/M2, provide a choice of connections to the remaining motorway network. The area has good access to the Continent via Eurotunnel and the Port of Dover.

Distances

- Wye 3.7 miles
- Canterbury 8 miles
- Eurotunnel terminal 10.5 miles
- Port of Dover 23.4 miles

Nearby Stations

- Ashford International 8.5 miles

Key Locations

- Godmersham Park
- North Downs Way
- Pilgrims Way

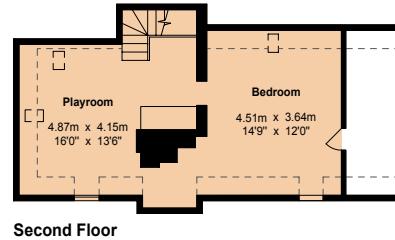
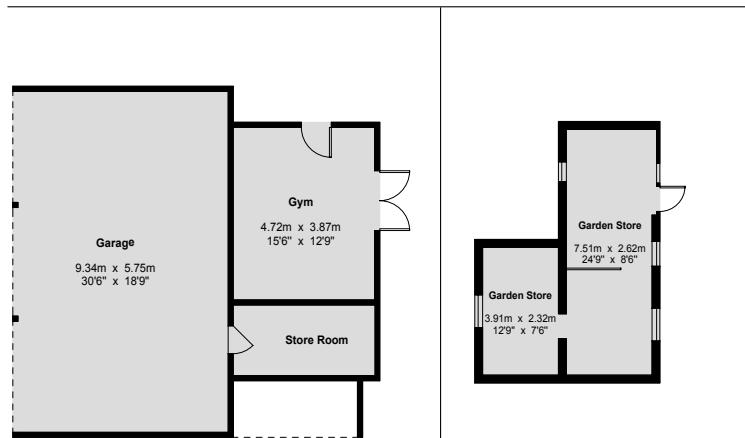
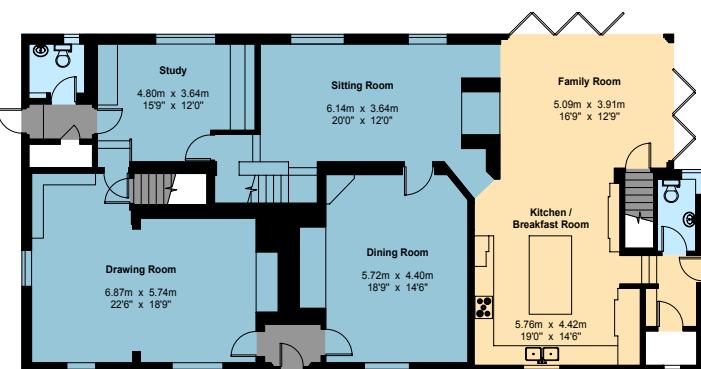
Nearby Schools

- Hope View School
- Chilham St Mary's C of E Primary
- Chartham Primary
- Wye School

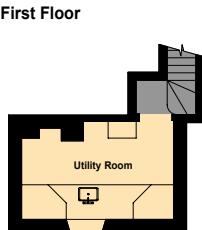
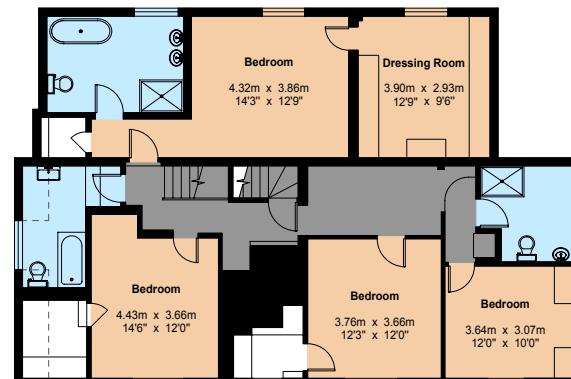








----- Restricted Height



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Floorplans

House internal area: 4,426 sq ft (411.2 sq m)
(excluding restricted height areas)
Garage/Gym internal area: 81.1 sq.m (872 sq ft)
Garden Store internal area: 30 sq.m (323 sq ft)
For identification purposes only.



Directions

CT4 7DL

What3words: //craftsman.tadpoles commented brings you to the driveway

General

Local Authority: Ashford Borough Council

Services: Mains electricity, gas and water. We understand that the private drainage at this property complies with the relevant regulations. Gas heating.

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Band G

EPC Rating: D

Tenure: Freehold

Planning: Prospective purchasers should make their own enquiries of Ashford Borough Council.

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