



Little Statenborough House

Eastry, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A beautifully styled Georgian property with a charming annexe and flexible home office

A handsome Georgian house providing a wonderfully comfortable and stylish family home with a charming annexe and flexible home office, set in thoughtfully landscaped grounds.



4 RECEPTION ROOMS



**5 BEDROOMS
4 BATHROOMS**



2 BEDROOM ANNEXE



OFF-ROAD



**ABOUT
1.18 ACRES**



FREEHOLD



**RURAL/
VILLAGE**



4,235 SQ FT



**GUIDE PRICE
£1,600,000**



The property

Little Statenborough House is a handsome Georgian property, providing a beautifully styled family home combining its period layout with the open plan spaces so favoured for modern living.

Set centrally in the original symmetrical façade, the front door opens to a hall with reception rooms to either side. The elegant sitting room is arranged around a fireplace and flooded with light through a large sash window. Wooden flooring continues through to the kitchen/family room, which occupies a later extension and conservatory beyond. Facing south-west, these rooms provide a fantastically generous family area with plenty of space and light. The timeless dark blue kitchen units are arranged around a central island and the conservatory, with room for a large table, provides immersive views of the beautiful gardens.

Currently arranged as a sumptuous cinema, a second delightful reception room has a large sash window, part-panelled walls and doors to the courtyard on one

side and the outdoor kitchen on the other. Towards the back of the hall is a large, immensely practical utility and laundry room and pantry. A boot room gives access to the back door.

To the back of the house, a further sitting room has French doors leading outside. Beyond is a charming bedroom with an en suite shower room. This space would work well as a private area for guests, if desired.

An elegant staircase rises from the hall turning on a half landing and arrives at the first floor. On the first floor there are four bedrooms. The principal bedroom benefits from an adjoining dressing area which leads through to a smart en suite shower room. French doors offer access to a roof terrace and elevated views over the garden. The remaining bedrooms, one of which has an en suite shower room, are arranged across the front of the house; all have sash windows. The generous family bathroom has a shower and a freestanding bath; this is a fabulous room with part-panelled walls and wonderful wallpaper.

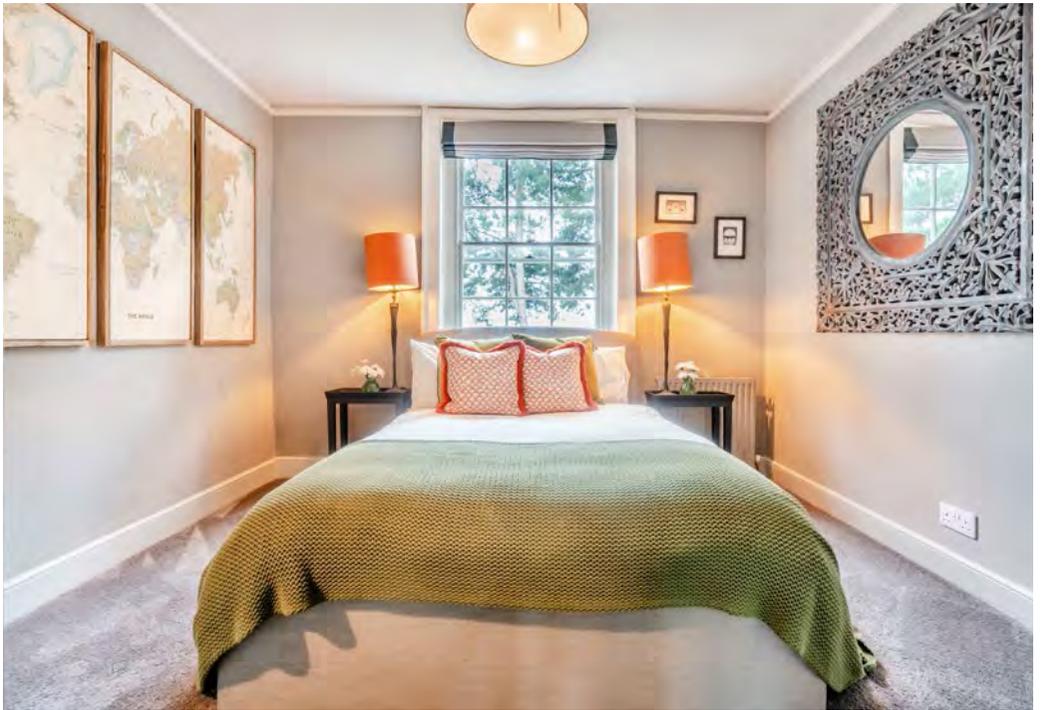












Location

Thriving Eastry offers ample local amenities, including a store, Post Office, butchers, bakers, pharmacy, public house and several eateries. Nearby Sandwich provides further shopping and cultural attractions, whilst an extensive array of facilities and educational options can be found in the city of Canterbury.

The Kent coast and Pegwell Bay National Nature Reserve offer many walking and cycling routes. There are numerous well-regarded golf courses nearby, including Royal St George's.

Sandwich station provides frequent connections to London and the A2 and M2 offer convenient road links. There is good access to Continental Europe via Eurotunnel at Folkestone and the Port of Dover.

The Stables annexe and home office

Behind the house, set around a courtyard, is a self-contained annexe to one side and a home office to the other.

The annexe comprises an open-plan sitting room/kitchen, two bedrooms and a bathroom.

The office building has potential for a variety of uses, including as an excellent gym, spacious yoga studio or as a second self-contained annexe, subject to any necessary consents.



Home Office



Home Office



Home Office



The Stables



The Stables



The Stables



The Stables

Outside

Little Statenborough House is approached via wrought-iron gates set between brick pillars. The gravel drive leads to a turning circle and plenty of parking.

The gardens are as beautiful as the house, imaginatively laid out to provide the perfect backdrop. A series of outdoor 'rooms' and settings provide a sanctuary in which to socialise and relax.

A formal courtyard sits between the house, annexe and the home office, with column yews planted symmetrically around a fountain.

Close to the house, sheltered by mellow brick walls is a terrace with an outdoor kitchen and barbecue. A lawn with silver birch grouped to one end is bordered by established shrubs including wonderful Annabelle hydrangeas.

Steps lead to a sunken seating area surrounded by stone pillars and planted with jasmine and roses, amongst other shrubs. The eye is drawn through to a gothic stone window set to the end of the Italianate swimming pool garden beyond. Groups of cypress trees stand sentinel to the corners of the pool, which is overlooked by a pretty pool house, echoing the gothic theme.

Beyond a tall beech hedge, the garden is less formal. Picturesque 'ruins' are set on the edge of a wildlife pond and provide a magical vista from the conservatory. Tucked behind a hedge is a vegetable garden and greenhouse.



Distances

- Sandwich 2.3 miles
- Deal 5.9 miles
- A2 8 miles
- Canterbury 14.5 miles
- Eurotunnel Terminal 18 miles
- M2 (Junction 7) 21.2 miles

Nearby Stations

- Sandwich 2 miles
- Deal 5.5 miles
- Walmer 6 miles
- Thanet Parkway 7 miles (London from 70 minutes)
- Dover Priory 10.5 miles (London from 66 minutes)

Key Locations

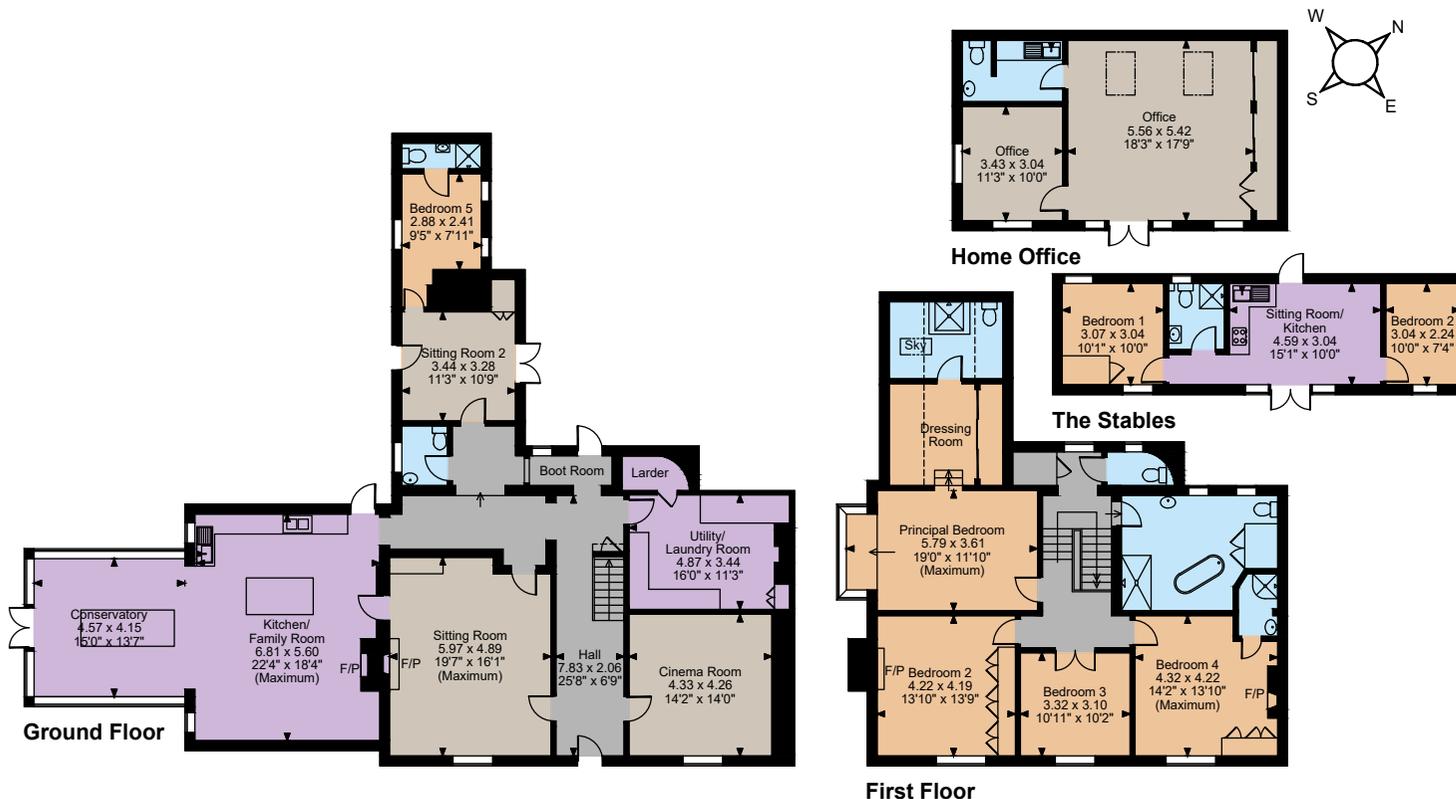
- Betteshanger Park
- Canterbury Cathedral
- Deal, Dover and Walmer Castles
- Pegwell Bay National Nature Reserve
- Royal St George's and Prince's Golf Clubs
- Sandwich Bay Sailing & Water Ski Club
- Wingham Wildlife Park

Nearby Schools

- Various local village primary schools
- Northbourne Park School
- St Faith's at Ash
- Sir Roger Manwood's School
- Dover College
- Canterbury Grammar Schools
- Kent College
- St Edmund's School, Canterbury
- The King's School Canterbury







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

□ □ □ Denotes restricted head height

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Floorplans

House internal area 3,284 sq ft (305 sq m)
 The Stables internal area 394 sq ft (37 sq m)
 Home Office internal area 557 sq ft (52 sq m)
 Total internal area 4,235 sq ft (393 sq m)
 For identification purposes only.

Directions

CT13 0DH
what3words: ///encodes.daylight.emails brings you to the property.

General

Local Authority: Dover District 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:

Main house - Band G; Annexe - Band A

EPC Rating:

Main House - D; Annexe - C

Planning: Prospective purchasers should make their own enquiries of Dover District Council

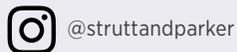
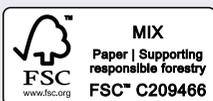
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Canterbury

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