



2 The Granary, Lime Tree Farm, Petham, Kent

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

2 The Granary Lime Tree Farm, Stone Street, Petham, Kent CT4 5PW

A semi-detached converted granary
with fine rural views

Canterbury West station 5 miles (London St Pancras from 54 minutes), M2 (Junction 7) 10.5 miles, Whitstable 12.4 miles, Ashford 15 miles

Porch | Entrance hall | Sitting/dining room
Kitchen | Utility | 4 Bedrooms | 2 Family
bathrooms | Cloakroom | Garden | Shed
Parking area | EPC rating E

The property

Being one half of a converted former granary, 2 The Granary offers an array of versatile, light-filled accommodation, arranged over three floors. Of particular note is the superb sitting/dining room extension with its impressive vaulted ceiling and full height glass wall overlooking the garden and charming backdrop of Duckpit valley. An allocated parking area provides space for two/three cars, and the property is well-positioned to access Canterbury.

The covered porch opens to a bright and roomy reception hall giving access to a store cupboard, useful utility room and a turned stairway. Double doors flow into the sociable open-plan vaulted ground floor living space, flooded with natural light via a glazed pitched window and bi-folding doors to the west-facing terrace and garden. The kitchen, with original beams intact, comprises a wide range of wooden cabinetry fitted with several integrated appliances; and is open to the spacious sitting and dining area with exposed brickwork and attractive wood-burning stove.

On the first floor are two well-proportioned bedrooms. There is also a contemporary family

bathroom with a bathtub and separate walk-in shower, together with a cloakroom.

The second floor houses two further good-sized bedrooms with elevated aspects, including the bright dual-aspect principal with vaulted ceiling and far reaching views over the valley. There is an additional family bathroom with a separate bathtub and shower.

Outside

The property is located in an enviable semi-rural plot surrounded by and backing onto lush open countryside, approached via a large, gravelled driveway which provides a parking area.

A five-bar wooden side gate leads to the attractive rear garden, bordered by a variety of handsome mature trees and shrubbery. There is a sizeable expanse of neat level lawn and a paved terrace beside the property is enclosed with low brick walls, providing an excellent sunny spot for al fresco dining.

Location

The property is situated south of the picturesque village of Petham, which benefits from a primary school, church and active community village hall. The surrounding countryside is designated an AONB, providing a scenic environment for walking, riding and cycling. Canterbury offers an array of cultural, sporting and recreational amenities, as well as an excellent range of educational facilities.

The A2 provides direct dual carriageway access to the motorway network, whilst Canterbury West station provides High-Speed services to London St Pancras in under an hour. The area also has good access to the Continent.

General

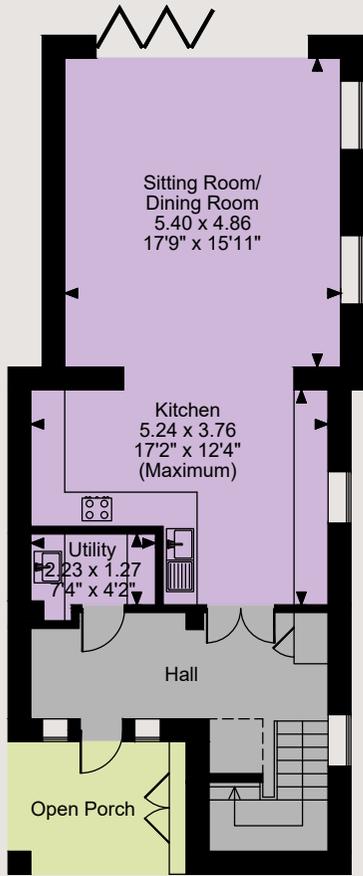
Local Authority: Canterbury City Council
Services: Mains electricity, water and drainage; oil heating **Council Tax:** Band E
Agent's Note: A right of way to the front of 2 The Granary allows the owner of Limetree Farmhouse access to their field.
Tenure: Freehold **Guide Price:** £535,000





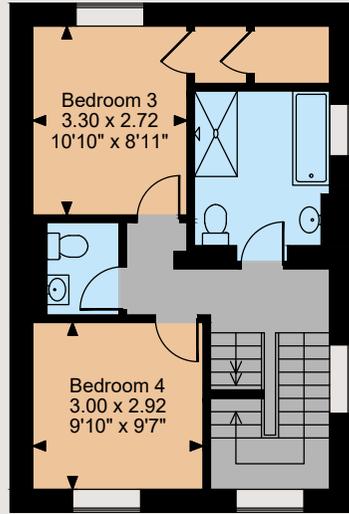
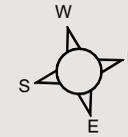




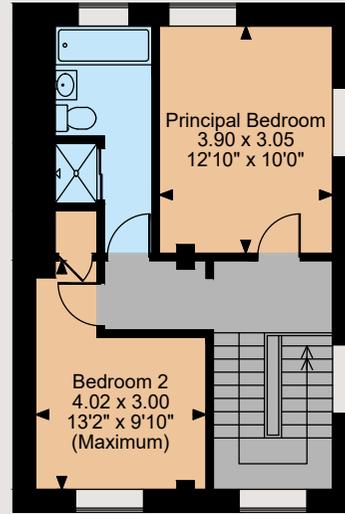


Ground Floor

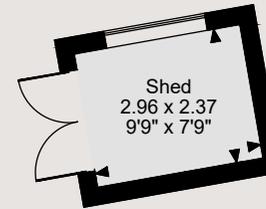
The Granary, Limetree Farm Stone Street, Petham
 Main House internal area 1,513 sq ft (141 sq m)
 Shed internal area 76 sq ft (7 sq m)
 Total internal area 1,589 sq ft (148 sq m)
 Quoted Area Excludes 'External C/B & Open Porch'



First Floor



Second Floor



The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8563613/SS



Directions

From Canterbury: Head south-west onto Old Dover Road then turn right onto Nackington Road in just under a mile. Proceed along the B2068 for just under 4 miles, where the property will be found on the right.

Canterbury

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

01227 473700

canterbury@struttandparker.com
 struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London

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. Photographs taken August 2023. Particulars prepared January 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

