



1 The Granary, Limetree Farm, Petham, Kent

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BNP PARIBAS GROUP 

1 The Granary Limetree Farm, Stone Street, Petham, Kent CT4 5PW

An attractive, semi-detached converted granary with a far-reaching outlook over the Kent Downs.

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 | Reception hall | Sitting room | Kitchen/ breakfast room | Cloakroom | 4 Bedrooms
2 Family bathroom | Parking area | Garden
EPC rating E

The property

1 The Granary forms one half of a converted former granary combining original features and modern interior styling, situated on the edge of a scenic valley with beautiful country views

A covered porch at the entrance provides protection from the elements and opens into a spacious reception hall with cupboard storage for outdoor wear.

Glazed double doors open into the kitchen/ breakfast room which features terracotta tiled flooring and is fitted with bespoke cabinetry, topped with wood work surfaces, and a breakfast bar. A free-standing wood-burning stove offers a warming ambience in the adjoining sitting room which is a light and airy setting with part-vaulted ceiling and two sets of French doors to the garden.

The bedroom accommodation is arranged over the two upper levels where the elevated outlook offers far reaching views.

On the first floor, there are two bedrooms, a smart family bathroom and a cloakroom, whilst the principal bedroom provides a quiet retreat at the top of the house, with an adjacent contemporary bathroom, and one further bedroom.

Outside

The property is approached via a length of gravelled driveway which leads to an allocated parking area at its frontage.

The garden is laid to lawn, with hedging at the side boundaries providing a sense of seclusion, and an outside setting for dining and relaxation, whilst enjoying the west-facing outlook, is provided by a platform of rustic timber sleepers.

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

Tenure: Freehold

Agent's Note: There is a right of way in front of 1 the Granary which allows the owner of Limetree Farmhouse access to their field.

Guide Price: £495,000

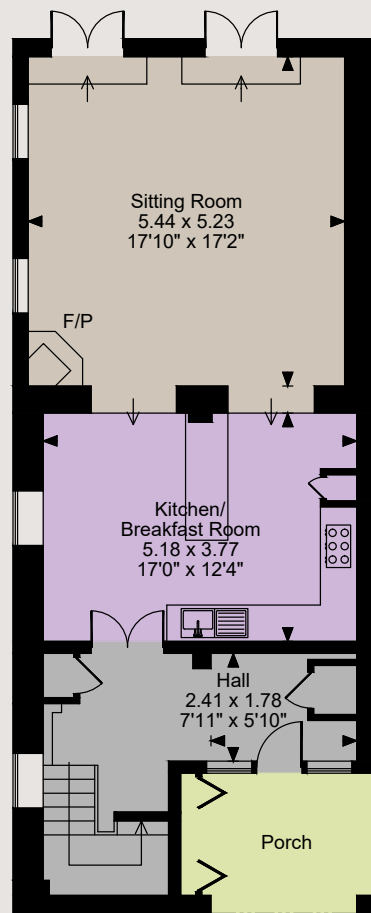




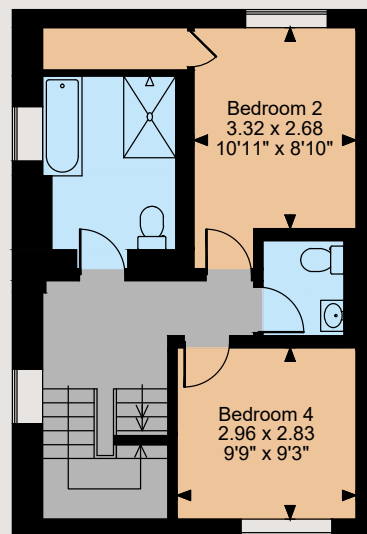




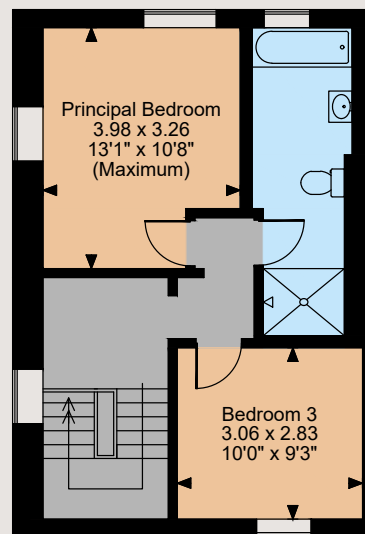
1 The Granary
House internal area 1.553 sq ft (144 sq m)



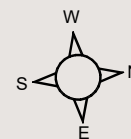
Ground Floor



First Floor



Second Floor



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-hand side.

Canterbury

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