



Street End Place, Street End, Canterbury, Kent



Street End Place

Street End, Canterbury, Kent CT4 5NP

An outstanding and rare country house, constructed about 30 years ago, in a beautiful parkland location with extensive southerly views – offering generous and manageable accommodation.

A2 3 miles, Petham 2 miles, Canterbury West station 4 miles (London St Pancras from 53 minutes), Ashford International 14 miles (London St Pancras from 36 minutes), Eurotunnel 16.4 miles, Central London 65 miles

Street End Place: Reception hall | Drawing room | Sitting room | Dining room | Breakfast room | Conservatory | Kitchen | Utility | 2 Cloakrooms | Cellar | Principal bedroom with en suite bathroom | 3 Further bedrooms (all en suite) | 2 Balconies | EPC rating C

Stable Cottage: Reception/dining room | Sitting room | Study | Kitchen | 3 Bedrooms | Shower room | Double garage | EPC rating D | Outbuilding | Store | Double garage and estate office with flat over | Gardens & grounds

In all about 10.49 acres

The property

There is a fascinating history to Street End Place. The property has been in the same family for numerous generations, and this is the first time it has been offered for sale. The original mansion house was demolished in the 1960s and replaced with a bungalow. This was subsequently demolished in the late 1980s and replaced with the house that is seen today. The property occupies the original footprint of the former mansion and benefits from the original walled gardens and associated period buildings, including a separate three-bedroom cottage.

A magnificent stone pillared entrance portico leads up to the double front door. In turn this opens to the stunning full height reception hall with its striking bifurcating staircase with a half landing and display niches to either side.

To the right is the superb 40ft drawing room, which has an ornate marble fireplace and a bay window with fabulous far-reaching views over adjoining farmland. To the left of the hall is the formal dining room, a wonderful room for entertaining. Beyond is the family breakfast room, which gives access to both the kitchen and the Amdega conservatory.

Positioned between the breakfast room and the drawing room is the generous sitting room with views over the walled garden. This is a bright and welcoming space with a large bay window. From here there is access to a half cellar and two large store cupboards. The kitchen provides plenty of storage in an array of fitted wall and base units alongside integrated appliances, including a double oven and an induction hob. There is a useful utility room and a separate cloakroom.

Upstairs the extensive 40' galleried landing is the focal point with a skylight overhead. There are four generous double bedrooms, all of which have en suite bathrooms. These include the principal bedroom with its large en suite bathroom and access to the southwest-facing balcony. Two further bedrooms also have access to balconies.

Stable Cottage

Stable Cottage is set a little way from the main house and forms part of the range of buildings within the courtyard to the rear of the house.

The cottage has been beautifully appointed and styled and offers three reception rooms, a kitchen, three bedrooms and a shower room.

The cottage enjoys its own secluded rear garden with lovely far-reaching views. There is also a double garage.

















Outside

A long carriage driveway leads up from Street End to a large gravel parking area at the front of the house. The everyday drive is to the rear, which also serves Stable Cottage and the outbuildings.

The outbuildings principally comprise a former stable block and adjoining store room, a detached store/garage. Attached to Stable Cottage is a further range of buildings, including a double garage and the former estate office with a self-contained flat above.

The parklike gardens and grounds include sweeping lawns and a magnificent display of fine specimen trees. To the rear of the house is a pair of walled gardens. The garden nearer to the house is profusely planted and landscaped with pathways interspersing the lawns and shrub and herbaceous beds. The rear courtyard is tranquil and provides a wonderful setting for this rare and special property.

Location

The small village of Street End lies in a peaceful rural position on the edge of the Kent Downs Area of Outstanding Natural Beauty. The nearby village of Chartham offers several everyday amenities, including local shops and a doctor's surgery, while the nearest primary school is in the village of Petham.

Canterbury city centre offers a wide range of cultural, sporting and recreational amenities. In particular, there is a good range of educational facilities, both in the independent and state sectors, including King's Canterbury, St Edmund's School and the Simon Langton grammar schools for Boys.

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







Stable Cottage



Stable Cottage

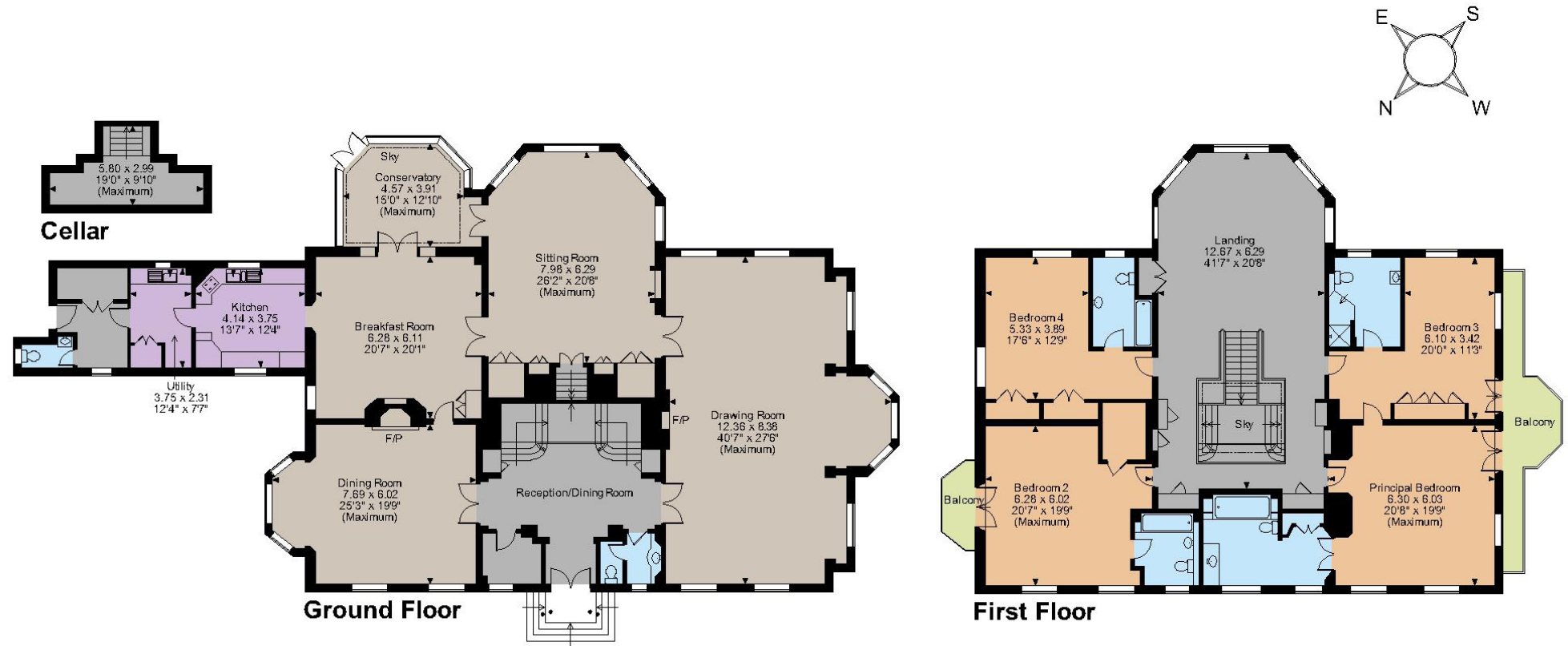


Stable Cottage



Stable Cottage

Street End Place, Street End, Canterbury
 Main House internal area 6,428 sq ft (597 sq m)
 Balcony external area = 175 sq ft (16 sq m)
 For identification purposes only.

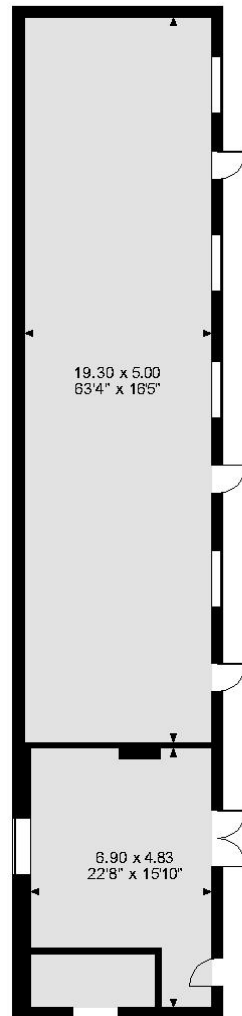
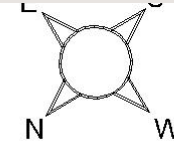


The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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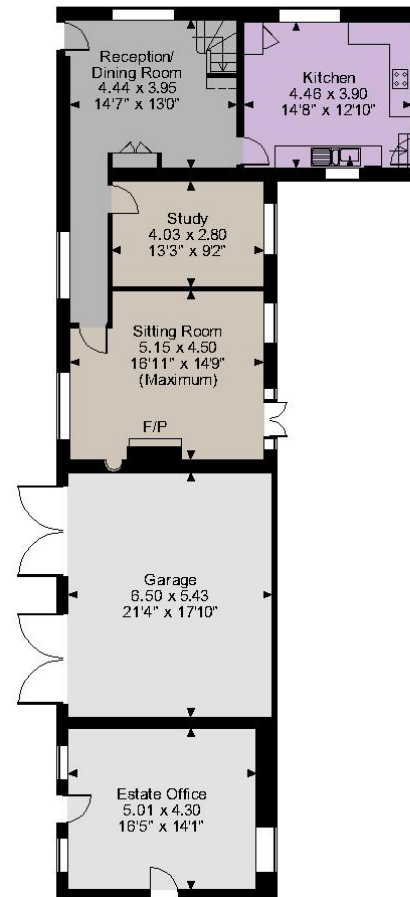
Street End Place, Street End, Canterbury
 Stable Cottage internal area 1,430 sq ft (133 sq m)
 Garage internal area 380 sq ft (35 sq m)
 Outbuilding, Estate Office & Garage/Store internal area 2,069 sq ft (192 sq m)
 Flat internal area 621 sq ft (58 sq m)
 Total internal area 4,500 sq ft (418 sq m)
 For identification purposes only.



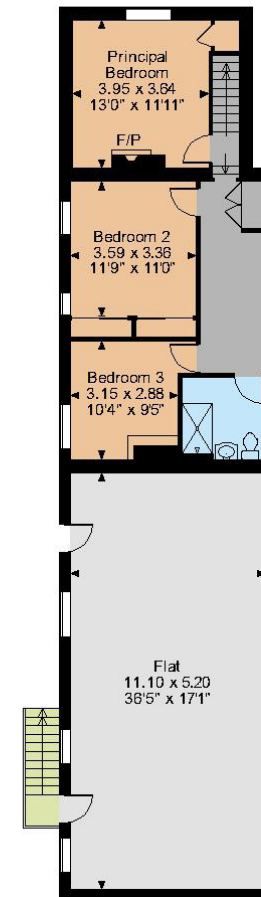
Outbuilding



**Stable Cottage
Ground Floor**



**Stable Cottage
First Floor**



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Directions

From Canterbury: Leave on the Old Dover Road then turn right onto Nackington Road/B2068. Follow the B2068 for 2.2 miles, then turn left at the Granville Pub onto Hardres Court Road. Ignore the entrance gate on the right and continue on Hardres Court Road, passing the Old Post Office on the right. Immediately turn right here. Continue down the rear drive and, at the end, turn right into the courtyard.

General

Local Authority: Canterbury City Council

Services: All mains services; gas-fired heating

Council Tax: Street End Place - Band G

Stable Cottage - E, Coach House Flat - A

Tenure: Freehold

Agent's Note: The Coach House flat is let on an AST until 13/03/2024.

Guide Price: Offers over £2,450,000

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

Canterbury

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

01227 473700

canterbury@struttandparker.com
struttandparker.com

Finn's

82 Castle Street, Canterbury, Kent CT1 2QD

01227 454111

canterbury@finns.co.uk
finns.co.uk

@struttandparker

/struttandparker

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