



Petham House

Near Canterbury, Kent

An exceptional Grade II listed Georgian house in a wonderful parkland setting

Petham House, Petham, Canterbury, Kent CT4 5RX

Canterbury 6 miles, Ashford Station 11.6 miles





Features:

Reception hall, drawing room, dining room, morning room,
breakfast room, kitchen, conservatory, 3 cloakrooms,
annexe with kitchen, sitting room and shower room

Lower ground floor with gym, office, games room and utility room

Master bedroom with en suite bathroom,
4 further bedrooms (two en suite), family bathroom

Garages, bothy, vinery, workshop and stores

Gardens and grounds including walled garden

Parkland

About 50 acres





Situation

The picturesque village of Petham benefits from a primary school, church and active community village hall. The surrounding countryside is designated an Area of Outstanding Natural Beauty, providing a lovely environment for walking, riding and cycling. Canterbury 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. 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.

Petham House

Petham House is amongst the very finest country homes to come to the market within a short distance of the Cathedral City of Canterbury. This fine Grade II listed house which extends to over 10,000 sq ft is well situated on high ground and enjoys fine views from the principal rooms across its own park where magnificent specimen trees frame the views of the rolling countryside.

The house is approached through a grand staircase hall where a cantilevered staircase rises to a generous galleried landing. The principal reception rooms are situated on the south side of the house and enjoy the best views through large full height sash windows. The drawing room and dining room adjoin and cater for entertaining on a generous scale. The morning room is a more intimate family space and all have fine fire surrounds, very high ceilings and period mouldings and other decorations.



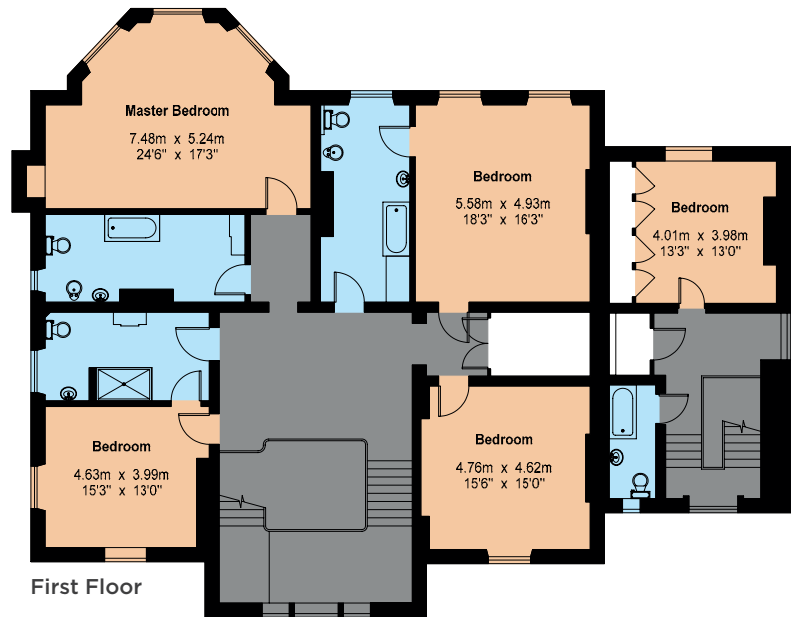
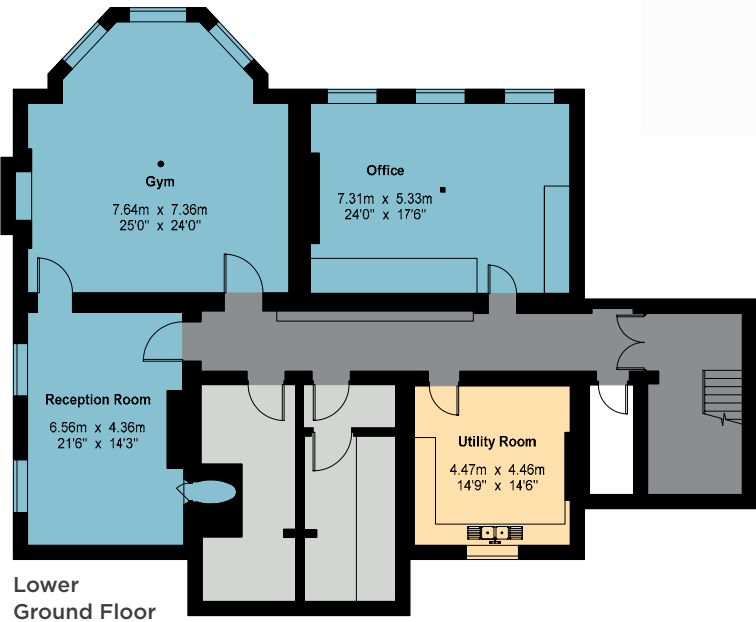


*Floorplans for Petham House,
Petham, Canterbury, Kent CT4 5RX*

Approximate Gross Internal Area*:
Main house: 10,130 sq ft / 941.1 sq m

Illustration for identification purposes only. Not to scale.

*As defined by RICS - Code of Measuring Practice.



Floorplans for Outbuildings

Approximate Gross Internal Area*:

Open Store: 525 sq ft / 48.8 sq m

Workshop: 357 sq ft / 33.2 sq m

Garages: 465 sq ft / 43.2 sq m

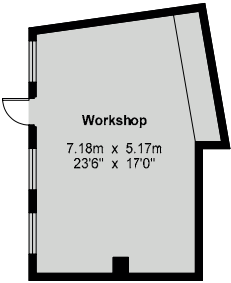
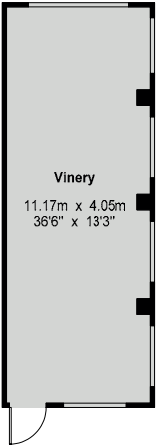
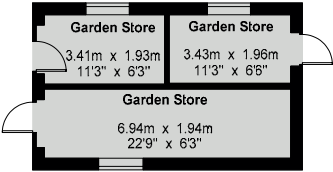
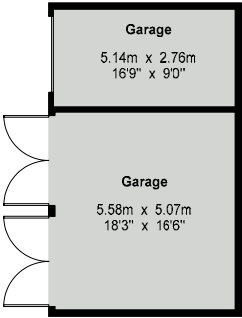
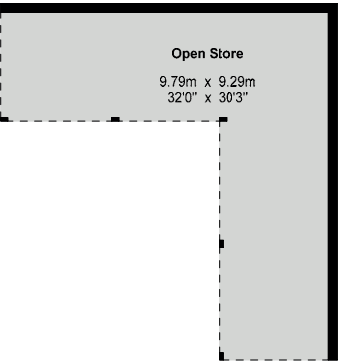
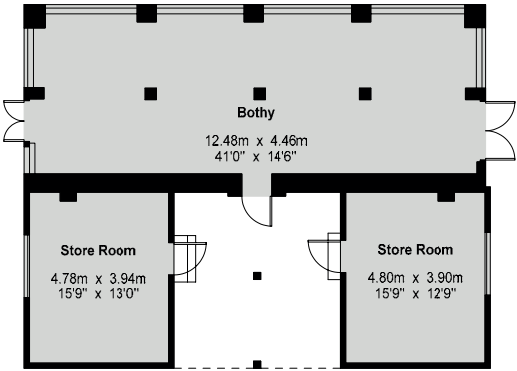
Garden Stores: 311 sq ft / 28.9 sq m

Vinery: 486 sq ft / 45.2 sq m

Bothy: 1,055 sq ft / 98.1 sq m

Illustration for identification purposes only. Not to scale.

*As defined by RICS - Code of Measuring Practice.



A kitchen with aga, breakfast room and conservatory and domestic offices complete the main accommodation; the former servants hall to the west of the house has been adapted to a generous garden room or games room with kitchen and shower room adjacent. It could be used as an annexe or for staff.

The four principal bedrooms are approached off the main landing, and there are three generously sized bathrooms here. A fifth bedroom is accessed from the second staircase (the intercommunicating corridor could readily be reinstated). On the lower ground floor are the utility room, office, gym and a further sitting room all of very generous proportions.

Outside

The sweeping lawns surround the house which is approached over a long private driveway. Post and rail fencing divides the gardens from the park beyond. There are numerous specimen trees and flower and shrub borders, and a pathway leads to the walled garden, which is impeccably planted with fruit and vegetables, with a generous central potting shed and greenhouses. This might be considered suitable for the installation of a pool or tennis court if so desired.

Beyond is a paddock, considered to have potential for development (STPP) which has separate access to the lane.

The parkland beyond is currently grazed by sheep under an agreement with a local farmer.









General Remarks and Stipulations

Local Authority: Canterbury City Council (01227 862000)

Council Tax: Band H

Listing: Grade II

Services: Mains electricity, water and drainage. Oil-fired heating.

Rights of Way: There is a footpath crossing the land to the south east of Petham House, for further details please contact the agents.

Directions

From Canterbury join the Nackington Road/ Stone Street towards Hythe (B2068). Pass through Street End and after 0.5 mile turn right (signposted to Petham). Remain on this road and continue into the village of Petham. Pass along the village street, and as the road rises a slight hill turn left into Duckpit Lane. Turn almost immediately right into the drive to Petham House.



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright (ES763454). NOT TO SCALE

Strutt & Parker London
35 Cadogan Street, London SW3 2PR

+44 (0)20 7629 7282
london@struttandparker.com
struttandparker.com

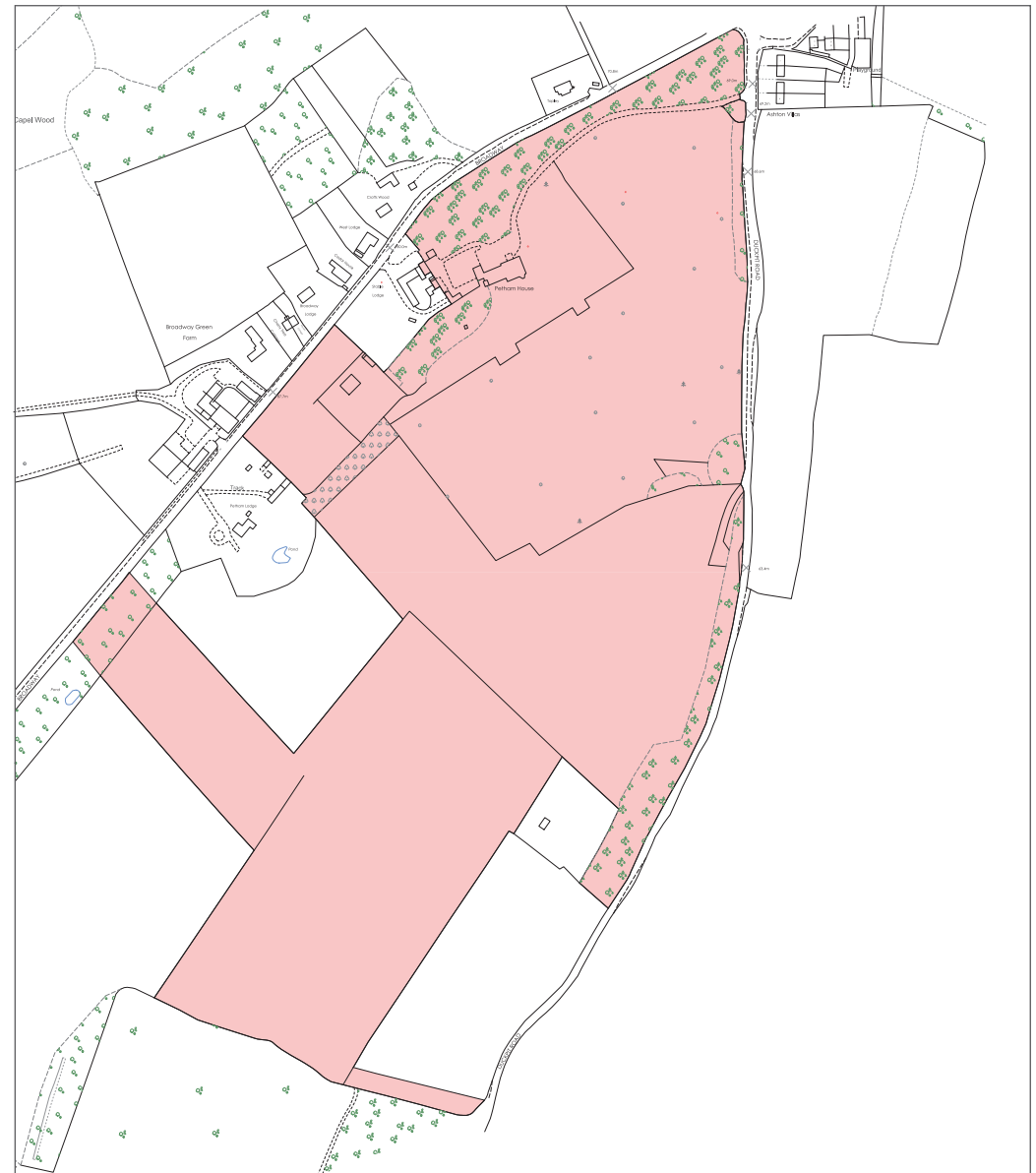
Strutt & Parker Canterbury
2 St Margaret's Street, Canterbury, Kent CT1 2SL

+44 (0)1227 451123
canterbury@struttandparker.com
struttandparker.com

exclusive affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE



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. 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 September 2017. Particulars prepared October 2017. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



Petham House



This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey Vectormap mapping with the permission of the Controller of HMSO © Crown Copyright
Licence No ES 100018525

Not to Scale, Drawing No. R9747-01 | Date 05.10.17





**STRUTT
& PARKER**