

# Bifrons House Patricbourne



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An aerial photograph of a large, historic 19th-century house with a swimming pool and extensive gardens. The house is a white, two-story building with a prominent chimney and a gabled roof. It is surrounded by a large, well-maintained lawn and a swimming pool. The property is set in a wooded area with many trees. In the background, other houses are visible, suggesting a village setting.

## A fascinating 19th century house with elaborate period detailing and wonderful gardens, set in a sought after village.

Bifrons is an intriguing Grade II listed village house thought to be the dower house of Bifrons mansion. Houses with such historic integrity are rarely available in East Kent, with superb heritage features encompassing a folly, over sailed first floor wings, carved columns and scalloped bargeboards. The current vendors have extensively renovated and restored the house to its former glory, very much in keeping with the historic design. A discreet wooded drive leads to the beautiful and private gardens backing onto woodland, together with a swimming pool, L-shaped barn and triple carport.

There are three characterful reception rooms off the welcoming entrance hall. The open plan kitchen/dining area is a wonderful social space with generous wall and base cupboards arranged around a large island with inset appliances and cupboards, together with a relaxed seating area, along with access to the utility room, a cloakroom, and the cellar. The stylish, formal dining room has a feature fireplace, whilst a bright and airy living room with large bay window overlooks the garden. A useful office has a door that opens to the garden.

The first floor features a principal suite with en suite shower room and fitted wardrobe. There are three further double bedrooms (one with a large bay window), Jack and Jill shower room and family bathroom.

A fifth bedroom is on the top floor together with a bathroom – an ideal space for guests or teenagers.

Double five bar gates provide access to the drive which passes through enchanting woodland and imbues a sense of seclusion and peace, and leads to a large parking area with a triple carport.

The well-maintained gardens are largely laid to lawn with yew tree hedging, creating a series of outdoor rooms, including the large swimming pool area which is a wonderful place to relax and unwind in the summer months. Mature trees and shrubs line the boundaries for complete privacy.

### **The Barn**

A timber clad L-shaped barn with scalloped roof tiles is divided into five useful rooms together with an open BBQ area, set around a brick paved seating area ideal for al fresco dining.

Previously a stable and garage, the building offers exciting potential and in 2015 was granted planning permission to convert into a two bed annexe. See plans under ref: CA//15/00142 on Canterbury City Council's planning portal.

2,800 sq ft (260 sq m) | Freehold

3 reception rooms | 5 bedrooms and 3 bathrooms | Gardens  
Triple carport | Swimming pool | Outbuildings | About 1.1 acres

**Guide price £1,500,000**

### Location

Patricbourne is situated in an Area of Outstanding Natural Beauty, surrounded by fields and open farmland. Nearby Bridge offers a range of local amenities, including a GP surgery and farmer's market. Canterbury provides an array of educational, cultural, leisure and shopping facilities, as well as good schools within both the independent and state sectors, including The King's School, St Edmund's School, Kent College and the Simon Langton grammar schools.

The property is well placed for road links with the A2 less than a mile away. Bekesbourne station provides services to London, with the High-Speed trains from Canterbury West to St Pancras taking from 54 minutes. The area has good access to the Continent.

Postcode region: CT4

### General

Local Authority: Canterbury City Council

Services: All mains services; gas heating

Council Tax: Band G

EPC Rating: C

Planning: prospective purchasers should make their own enquiries of Canterbury City Council.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



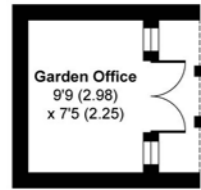


# The Street, Patrixbourne

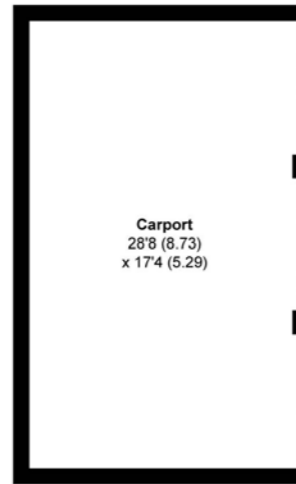
Approximate Gross Internal Area = 260.20 sq m / 2800.77 sq ft  
 Cellar = 13.02 sq m / 140.15 sq ft  
 Carport = 46.18 sq m / 497.08 sq ft  
 Garden Office = 6.70 sq m / 72.11 sq ft  
 Outbuildings = 64.11 sq m / 690.07 sq ft  
 Total = 390.21 sq m / 4200.18 sq ft

For identification only - Not to scale

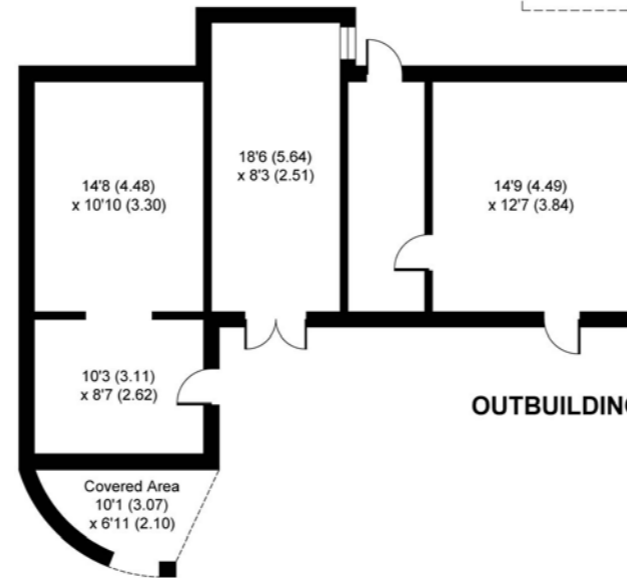
= Restricted Head Height



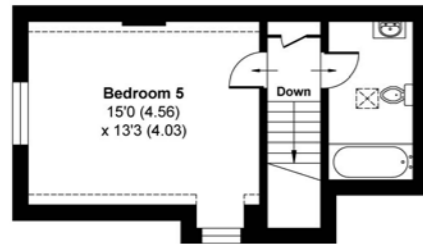
**GARDEN OFFICE**



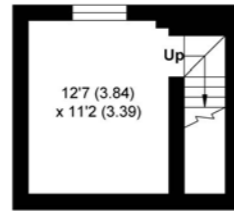
**CARPORT**



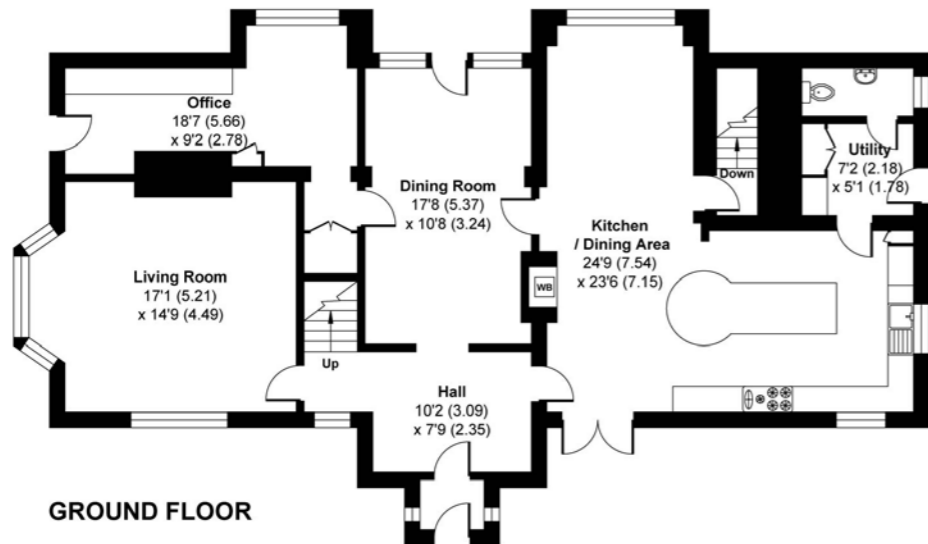
**OUTBUILDINGS**



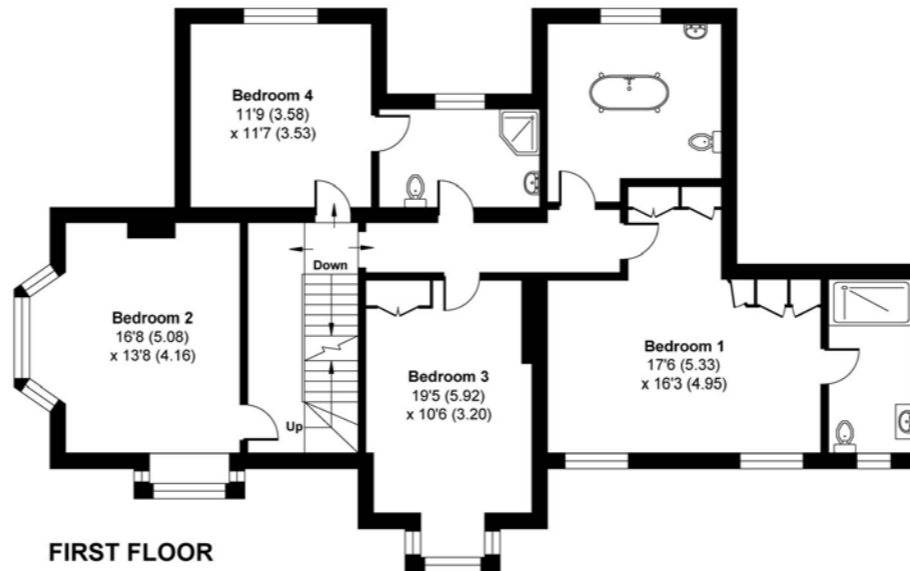
**SECOND FLOOR**



**CELLAR**



**GROUND FLOOR**



**FIRST FLOOR**

## Strutt & Parker Canterbury

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