

Woodlands Cottage Adisham



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**2,949 sq ft (274 sq m) | Freehold
4 reception rooms | 4 bedrooms
Cellar | Carport and outbuildings
Garden and grounds | About 6.5 acres**

Guide price £1,350,000

A peaceful haven situated on the edge of historic Canterbury, providing a quiet sanctuary in secluded grounds

Occupying a privileged position within an enchanting expanse of private woodland, this detached Victorian home has been thoughtfully modernised, blending its timeless architectural character with contemporary luxury, perfectly attuned to its exceptional setting.

Set in the middle of its own woodland and approached via a sweeping, tree-lined driveway, the property offers an unrivalled degree of privacy and peace, serving as a refined rural retreat while remaining effortlessly accessible to the historic city of Canterbury.

The ground floor is designed for both entertaining and the needs of modern family life. A welcoming reception hall and porch lead to a refined sitting room, anchored by a feature fireplace, which flows seamlessly into a striking garden room. This light-filled sanctuary, characterised by vaulted ceilings and floor-to-ceiling glazing, offers an immersive vantage point over the surrounding landscape. Complementing the living space is a generous dining room and a large study.

At the heart of the home lies an expansive kitchen and breakfast room, featuring bespoke cabinetry and central island, with Neff appliances and Brazilian granite worktops. Full height glazed French doors flood the space with natural light and provide direct access to the gardens. A substantial cellar provides discreet and ample storage.

The first floor comprises four well-proportioned double bedrooms arranged around a central landing. The principal suite is a serene retreat featuring a pretty fireplace, while a second bedroom benefits from a contemporary en suite shower room. The remaining bedrooms are served by a family bathroom, with a freestanding bathtub and a separate walk-in shower.



Outside

Set well back from the road, the sweeping gravel driveway leads to a substantial carport and various versatile outbuildings.

The gardens are a particular delight, offering total privacy across extensive manicured lawns, established woodland, and a tranquil pond. A broad, stone-flagged terrace provides the ideal setting for al fresco dining, all framed by the serene, rural beauty of the surrounding woodland. Private footpaths lead into the woods which, in Spring, are full of wild garlic and bluebells, and home to woodpeckers and buzzards, owls and pheasant.

Location

Woodlands Cottage enjoys a peaceful rural position on the edge of the small village of Adisham, set in the Kent Downs National Landscape and Woodlands Park Conservation Area, surrounded by attractive Kent countryside yet within easy reach of Canterbury and the cathedral city's extensive shopping, leisure and cultural amenities. The village itself offers a primary school, village hall, recreation ground and church, with further everyday facilities available in nearby Bridge and Bishopsbourne.

The area is particularly well served for education, with Adisham and Bridge Primary Schools (Ofsted Exceptional and Good) nearby, together with an array of independent and grammar schools including The King's School Canterbury, Kent College, and the Simon Langton Grammar Schools.

Adisham station provides regular trains to Canterbury and London Victoria, while the A2 offers excellent road links towards Canterbury, Dover and London. From Canterbury the High Speed service connects to London from 54 minutes. There is good access to the Continent via Eurotunnel and the Port of Dover.

Postcode region: CT3

General

Local Authority: Canterbury City Council
Services: Mains electricity and water. Oil heating. We understand that the private drainage at the property complies with current regulations. Confirmation is being sought.
Council Tax: Band G EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



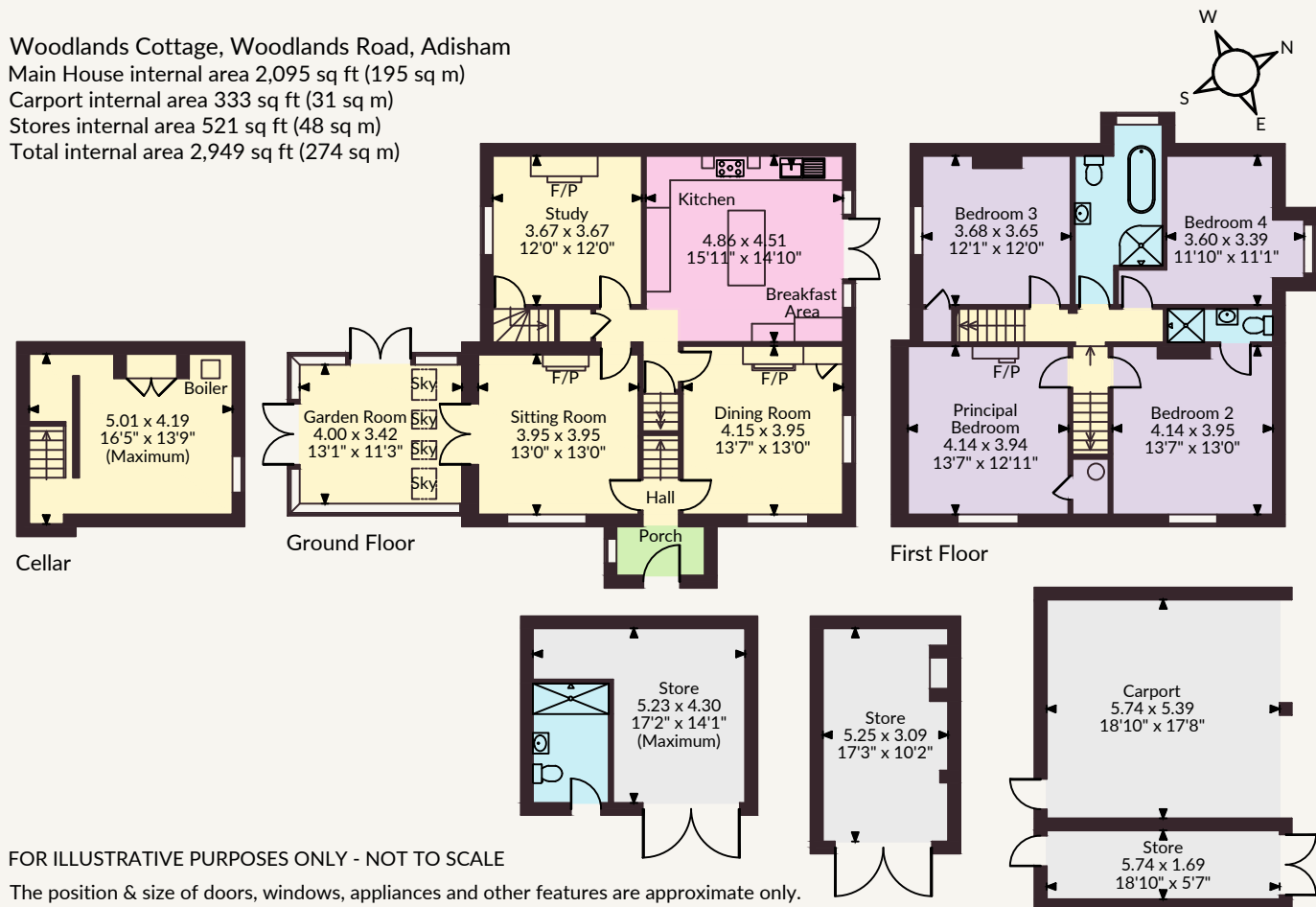
Woodlands Cottage, Woodlands Road, Adisham

Main House internal area 2,095 sq ft (195 sq m)

Carport internal area 333 sq ft (31 sq m)

Stores internal area 521 sq ft (48 sq m)

Total internal area 2,949 sq ft (274 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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