



Lyndale  
Black Robin Lane | Kingston | Canterbury | Kent | CT4 6HR

FINE & COUNTRY









# Step inside

## Lyndale

Driving down a leafy lane on the outskirts of Kingston village you come upon Lyndale, surrounded by the most stunning countryside. There are superb views in every direction across the rolling hills of the Elham Valley and it is no surprise that it is in an Area of Outstanding Natural Beauty. This veritable Tardis of a property has been transformed in recent years to become a superb modern family home with the opportunity to create additional, detached accommodation. It is set well back from the lane and approached through a five bar gate onto a very spacious block paved driveway bordered by a front lawn and where you can park a number of vehicles. With its charming pillared and covered porch, traditional Kent weatherboard exterior, multi-pane bay windows and cathedral style dormer windows the property has real kerb appeal even before you walk through the front door.

There is a delightful hall that opens to the charming snug/study and has stairs to the first floor, understairs storage and a wall of fitted cupboards as well as a desk that is built into the bay window, so you can enjoy the rural views while you are working. A door leads to the superb open plan, dual aspect kitchen/diner with its engineered oak flooring that flows through to the sitting room, a bay window with French doors to the terrace, a Rangemaster cooker and shaker style units housing various appliances. There is also a large island breakfast bar, plenty of space for a table and chairs and access to the adjacent utility room with laundry facilities and the adjoining cloakroom. A very wide arch leads to the dual aspect, light and bright lounge from the kitchen/dining room, continuing the open plan feel. It includes three bi-fold doors to the wraparound paved and decked terraces with views across the nearby vineyard and, when these doors are open, you really are bringing the outdoors inside but on a cold winter's evening you can sit in front of the charming brick fireplace with its large log burner.

Upstairs there is a family bathroom and four bedrooms with partially vaulted ceilings, eaves storage and superb views across the Elham valley as far as the eye can see. There is the first bedroom with an en suite shower as well as built in wardrobes and a dressing table, a guest double with an en suite cloakroom, another with a built in desk/dressing table and the fourth includes built in cupboards.

The garden backs onto fields and gets the sun all day so you can enjoy the different terraced areas for al fresco dining or relaxing in the sunshine, admiring the views. There is a useful garden shed, a large lawn that is ideal for the kids to kick a football or run around with the dog as well as a designated children's play area surrounded by trees and shrubs. There is a charger for electric cars attached to the main house. The large detached pitched roof garage is carpeted on the ground floor and has been used as a games room in the past. There are stairs up to the first floor where you will find a vaulted office/hobby room that has been insulated and includes heating, electrics and lighting and is ideal if you want to work uninterrupted by activities in the house. This whole building could be converted into a separate dwelling if required, subject to the necessary permissions, so could be extremely useful for multi-generational families or someone wanting to run a business from home or perhaps holiday lets.





# Seller Insight

“ This has been a wonderful family home but we are starting a new chapter in our lives and hope new owners will enjoy the peace and tranquility, coupled to the stunning views, that this lovely house can offer. Although we are out in the country there is a pleasant village community and you can stroll down to the delightful Black Robin pub. If you enjoy walking there are some lovely walks and bridleways in nearby Covert woods or stroll across the footbridge over the A2 and you can go for miles, while Broome Park is not far away for golfing enthusiasts.

We are very near Barham and Bridge for day to day necessities. Barham is a very friendly village with an excellent pub/restaurant, a well-respected village school as well as a post office and a useful village shop run by volunteers that sells everything you need from light bulbs to specialist wines and homemade bread to fresh meat. The village has an active tennis and bowls club and there are cricket and tennis clubs in Bridge, where there are also a variety of shops including a small supermarket, a health food shop and a hair and beauty salon as well as a primary school. Bridge also has a number of excellent restaurants and the Pig hotel, a tea shop, a dentist and a very good surgery and clinic. First class secondary private and state schools are available in Canterbury and there is a regular bus service through the village to Folkestone and Canterbury.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











#### Travel Information

By Road:	
Canterbury	8.1 miles
Ashford International	19.7 miles
Dover Docks	14.6 miles
Channel Tunnel	11.8 miles
Gatwick Airport	71.8 miles
Charing Cross	66.9 miles

By Train from Canterbury East	
Charing Cross	1.55 mins
Victoria	1h 33 mins
Dover Priory	20 mins

By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins

#### Leisure Clubs & Facilities

Barham Tennis Club	01227 831367
Jelly Legs Running Club	01227 830984
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Broome Park Golf Club	0800 358 6991
Kingsmead Leisure Centre	01227 769818

#### Healthcare

Bridge Health Centre	01227 831900
Canterbury Health Centre	03000 426600
Elham and Hawkinge Surgery	01303 840213
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

#### Education

##### Primary Schools:

Barham Primary School	01227 831312
Bridge and Patricxbourne Primary	01227 830276
St Thomas's Catholic Primary	01227 462539
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
Kings Junior	01227 714000

##### Secondary Schools:

Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 475000
St Edmunds	01227 763231

#### Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266
Black Robin	01227 830230
Duke of Cumberland	01227 831396
The Pig Hotel/restaurant	0345 2259494
The Bridge Arms	01227 286534

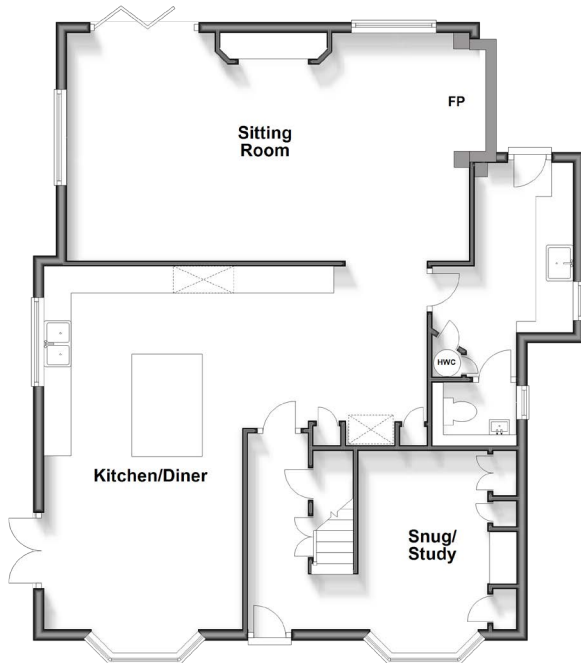
#### Local Attractions/Landmarks

Local Attractions/landmarks	
Howletts Animal Park	
Wingham Wildlife Park	
The Canterbury Tales	
The Beaney House	
Canterbury Cathedral	
Canterbury Heritage Museum	



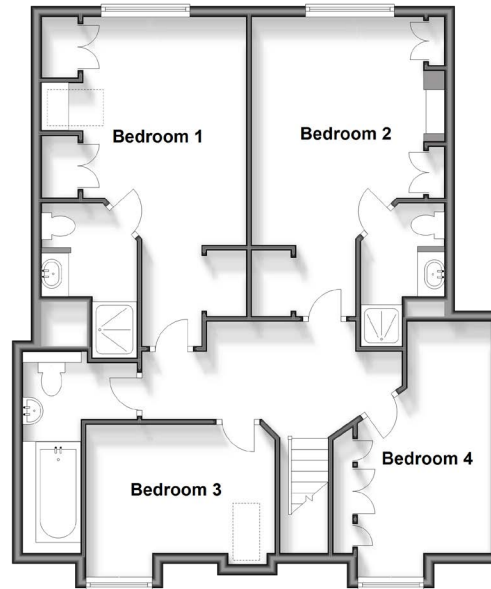
### Ground Floor

Approx. 96.6 sq. metres (1039.5 sq. feet)



### First Floor

Approx. 80.3 sq. metres (864.6 sq. feet)



### GROUND FLOOR

Entrance Hall

Snug/Study

Kitchen/Diner

16'4 x 12'6 (4.98m x 3.81m)

24'7 into bay (7.50m) x 23'4 (7.12m)

narrowing to 12'4 (3.76m)

Utility Room

13'0 x 8'9 (3.97m x 2.67m)

Sitting Room

24'4 x 13'10 (7.42m x 4.22m)

### FIRST FLOOR

Landing

Bedroom 1

20'4 maximum x 12'4 maximum

(6.20m x 3.76m)

En Suite Shower Room

Bedroom 2

18'4 maximum x 12'3 maximum

(5.59m x 3.74m)

En Suite Shower Room

Bedroom 3

14'0 into bay x 9'6 maximum (4.27m x

2.90m)

Bedroom 4

11'5 x 9'8 (3.48m x 2.95m)

Bathroom

### OUTSIDE

Rear Garden

Gated Driveway

### OUTBUILDING GROUND FLOOR

Double Garage

19'4 x 15'10 (5.90m x 4.83m)

### OUTBUILDING FIRST FLOOR

Office/Hobby Room

19'4 x 12'10 (5.90m x 3.91m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 G
55-68	D		
39-54	E		
21-38	F		
1-20	G		

£800,000

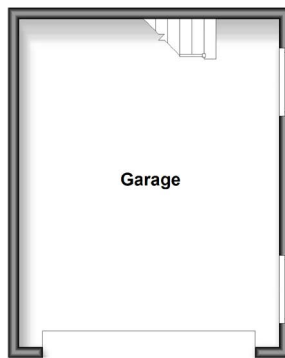
EPC Exempt

Council Tax Band: G

Tenure: Freehold

### Outbuilding

Approx. 29.4 sq. metres (316.8 sq. feet)



### Outbuilding First Floor

Approx. 15.8 sq. metres (170.5 sq. feet)







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