



Old Park Farm
Old Park | Canterbury | Kent | CT1 1TH

FINE & COUNTRY

Step inside

Old Park Farm

Surrounded by woodland as far as the eye can see it is difficult to believe that this charming and spacious period farmhouse is only a five minute drive from Canterbury city centre. Nestling in 0.933 of an acre of grounds in the midst of Old Park the house has its origins in the 16th century when it was the home of the park keeper who looked after the woodland as it was a favourite hunting ground of Henry VIII. However it was renovated and extended in the Georgian and Victorian eras and includes wonderful features that give it so much character including high and coved ceilings, fireplaces, exposed beams, multi-pane sash windows and original shutters. At the same time the current owners have sensitively updated the house to provide everything needed for modern day living and designed by White and Faded.

It is approached along a private road that is nearly a quarter of a mile long and leads to a very large gravel driveway featuring an impressive oak tree as a focal point and where you can park numerous vehicles. There is a detached modern double carport and a large 'cabin' that is insulated and has lighting, electrics and laminate flooring currently used for storage but could make an excellent studio or games room as well as a separate brick building outside the kitchen providing a workshop and 3 storage areas.

The main wisteria covered front door opens into a welcoming hall that is partially open to a galleried landing and a large skylight providing plenty of natural light. Indeed, most of the rooms have white painted floorboards and white walls, enhancing the light and bright feel of the house. There is a good sized, dual aspect sitting room with a working fireplace to cosy up to on a cold winter evening and a very useful study with a fireplace and a window overlooking the woodland providing a lovely view to give you inspiration while you are working. Bespoke glazed doors open into the well-proportioned kitchen/breakfast room that includes underfloor heating, a Smeg range cooker and fridge as well as attractive units with quartz worktops housing a dishwasher and a fascinating central island with period doors and a sink with a boiling water tap and filtered water. This has a stable door to the drive and glazed double doors to the delightful and spacious dining room with its exposed beams, fireplace, French doors to the garden and a pair of glazed doors to the drawing room. When all the internal doors are open it provides a wonderful free flowing feel creating a real 'hub of the household' and where the family spend much of their time. This floor also includes a bathroom that is ideal when you come home from a muddy walk as well as a fitted utility room and a new porch with herringbone tiling providing the regular 'day-to-day' access to the property. The sizeable basement includes a newly created entertainment room/gym, a wine cellar and cellar store.

Off the galleried landing on the first floor there is a superb family bathroom with a wet room style shower and a central stand-alone bath with a skylight above so you can stargaze while languishing in the bath. As well as five double bedrooms there is also a very large fitted dressing room that could always be used as an additional bedroom if required and access to a large insulated and boarded attic that offers plenty of storage facilities. Two of the bedrooms share a Jack and Jill shower room and there are steps up to the large first bedroom with wonderful views across the woodland and access to a second boarded attic.

The garden is primarily laid to lawn surrounded by mature trees and shrubs but includes a gravel path to an outdoor dining area covered with a bespoke pergola and a secluded barbecue area where you can enjoy the sun for most of the day.













Seller Insight

“ We thought it would be our ‘forever’ home and we spent a year renovating it with that aspect in mind. As well as all the cosmetic alterations and redesign we have installed a new insulated slate roof and the skylights in the hall and bathroom to provide extra daylight as well as a water filter system and a water pump to improve water pressure throughout the property. However we have now decided to move abroad and hope that new owners will enjoy everything about this lovely family home and all the improvements we have made during our time here.

Historic Canterbury is a wonderful city with a wide variety of UNESCO heritage site buildings, high street stores and individual shops, numerous restaurants, bars and the cinema as well as the Marlowe and Gulbenkian theatres and two stations including Canterbury West servicing the high speed train that will whisk you to St Pancras in under an hour. There are also excellent grammar and private schools, three universities and a further education college as well as plenty of opportunities for sporting enthusiasts with the Kent cricket ground nearby plus a golf club, sports club and swimming pool.”*



* 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 East Station | 2.1 miles |
| Canterbury West Station | 3.0 miles |
| Ashford International | 16.3 miles |
| Dover Docks | 18.4 miles |
| Channel Tunnel | 18.2 miles |
| Gatwick Airport | 68.4 miles |
| Charing Cross | 63.7 miles |

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

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| By Train from Canterbury East | |
| Charing Cross | 1h 55mins |
| Victoria | 1h 33mins |
| Dover Priory | 20 mins |

Leisure Clubs & Facilities

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| Kent County Cricket Club |
| Polo Farm Sports Club |
| Canterbury Golf Club |
| Kingsmead Leisure Centre |

Healthcare

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|------------------------------|
| Canterbury Health Centre |
| Northgate Medical Practice |
| Canterbury Medical Practice |
| Kent and Canterbury Hospital |
| Chaucer Hospital |

Education

Primary Schools:

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|------------------------------|
| Pilgrim's Way Primary |
| St Thomas's Catholic Primary |
| Kent College Junior |
| St Edmunds Junior |
| Kings Junior |

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|--------------|
| 01227 473612 |
| 01227 769159 |
| 01227 453532 |
| 01227 769818 |

| |
|--------------|
| 03000 426600 |
| 01227 208556 |
| 01227 463128 |
| 01227 766877 |
| 01227 825100 |

| |
|--------------|
| 01227 760084 |
| 01227 462539 |
| 01227 762436 |
| 01227 475600 |
| 01227 714000 |

Secondary Schools:

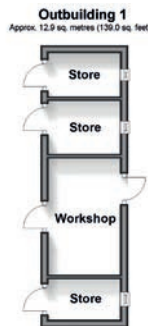
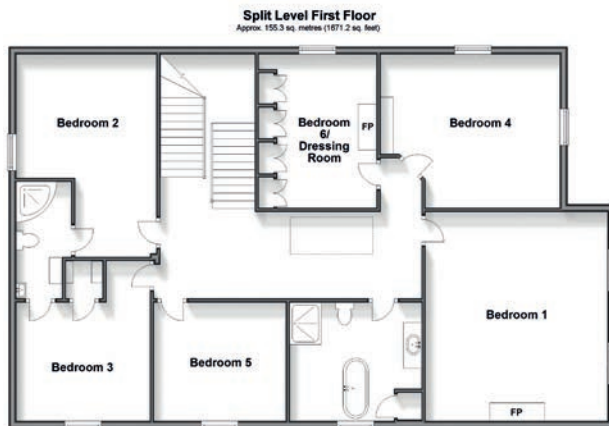
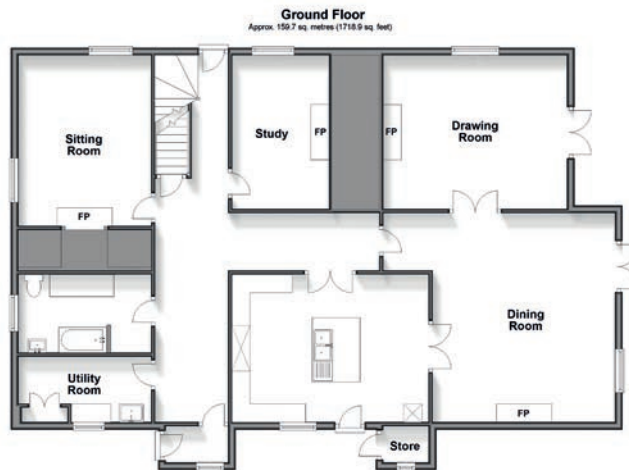
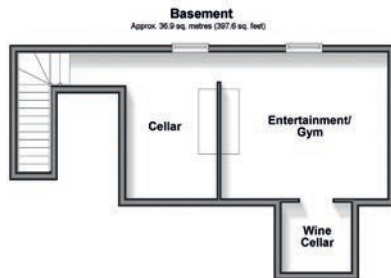
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|-----------------------------|--------------|
| Simon Langton Girls Grammar | 01227 463711 |
| Simon Langton Boys Grammar | 01227 463567 |
| Barton Grammar | 01227 464600 |
| King's School, Canterbury | 01227 595501 |
| Kent College | 01227 763231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

Entertainment

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|-----------------------------|---------------|
| Marlowe Theatre, Canterbury | 01227 787787 |
| Gulbenkian Theatre | 01227 769075 |
| Odeon Cinema | 0333 014 4501 |
| Curzon Cinema | 0333 321 0104 |
| Abode Hotel | 01227 766266 |
| Pinocchios | 01227 457538 |

Local Attractions/Landmarks

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| Howletts Animal Park |
| Wingham Wildlife Park |
| The Canterbury Tales |
| The Beaney House |
| Canterbury Cathedral |
| Canterbury Heritage Museum |



GROUND FLOOR

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|------------------------|------------------------------|
| Porch | |
| Hall | |
| Utility Room | 11'7 x 5'10 (3.53m x 1.78m) |
| Bathroom | |
| Sitting Room | 15'4 x 11'10 (4.68m x 3.61m) |
| Study | 13'9 x 8'8 (4.19m x 2.64m) |
| Drawing Room | 16'5 x 13'9 (5.01m x 4.19m) |
| Kitchen/Breakfast Room | 17'7 x 13'2 (5.36m x 4.02m) |
| Dining Room | 20'7 x 18'8 (6.28m x 5.69m) |
| Store | |

FIRST FLOOR

| | |
|-------------------------|------------------------------|
| Landing | |
| Bedroom 1 | 18'3 x 16'3 (5.57m x 4.96m) |
| Bathroom | 12'0 x 10'7 (3.66m x 3.23m) |
| Bedroom 5 | 11'10 x 10'7 (3.61m x 3.23m) |
| Bedroom 3 | 14'4 x 11'11 (4.37m x 3.63m) |
| Jack & Jill Shower Room | |
| Bedroom 2 | 16'7 x 12'5 (5.06m x 3.79m) |
| Bedroom 6/Dressing Room | 14'3 x 10'6 (4.35m x 3.20m) |
| Bedroom 4 | 16'1 x 13'9 (4.91m x 4.19m) |

BASEMENT

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|-------------------|-----------------------------|
| Entertainment/Gym | 16'3 x 13'4 (4.96m x 4.07m) |
| Cellar | 13'4 x 13'4 (4.07m x 4.07m) |
| Wine Cellar | |

OUTSIDE

Wraparound Garden
Gated Driveway
Double Car Port

OUTBUILDING 1

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|----------|----------------------------|
| Store | 6'2 x 3'6 (1.88m x 1.07m) |
| Workshop | 10'0 x 6'2 (3.05m x 1.88m) |
| Store | 6'2 x 4'6 (1.88m x 1.37m) |
| Store | 6'2 x 3'8 (1.88m x 1.12m) |

OUTBUILDING 2

| | |
|-------|----------------------------|
| Cabin | 22'8 x 9'9 (6.91m x 2.97m) |
|-------|----------------------------|



£ 1,395,000

Council Tax Band: G
Tenure: Freehold



Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

