



4 Chaucer Mews
Upper Harbledown | Canterbury | Kent | CT2 9BF

 FINE & COUNTRY



Step inside

4 Chaucer Mews

This superbly presented detached and extended family home is located at the end of a prestigious enclave of detached properties in the village of Upper Harbledown. Nestled in a 0.68 acre plot including gardens and an orchard but only a couple of miles from Canterbury and close to the A2 for London and Dover.

The entrance leads to a resin driveway, bordered by high hedging and shrub beds, where you can park three or four cars. There is a detached pitched roof double garage with ladder access to an upper floor as well as the double pitched roof porch with a contemporary front door. This opens into a spacious reception hall with porcelain tiled flooring that flows throughout most of the ground floor. There is also an impressive wood and glass staircase, mirrored understairs cupboards and access to the ground floor accommodation.

This includes a snug and an adjacent shower room that is very useful for family members or guests who find the stairs difficult as it could be used as a ground floor bedroom if needed. The 'heart of the house' is the stunning L-shaped living space with underfloor heating that continues throughout most of the ground floor and six bi-fold doors to the rear terrace. It features a spacious triple aspect sitting room area with a grey stone split face tile chimney breast and a raised flame effect gas fire as well as glazed French doors to the hall and blinds on the windows. There is also a vast dining area, where you could easily seat a dozen people, with a matching split face tile pillar.

The ultra-modern kitchen features an attractive scenic splash back and impressive glossy grey and white flat fronted units with granite worktops housing an induction hob, two built in ovens, a bread oven, two microwaves and a dishwasher as well as a large central island/breakfast bar. There is an adjacent fitted utility room with laundry facilities, a second dishwasher, space for an American style fridge freezer and a large corner pantry. This floor also includes a study that is currently in use as an additional double bedroom and a gym with French doors to the terrace.

On the spacious first floor galleried landing there is access to the main attic, a fitted study area with shelving and a cupboard, a very smart family bathroom with a bath and separate wet room style shower, a bidet and a vanity basin with wall and base units housing a built in laundry basket and loo roll holder. There is also a second family bathroom with a bath and a circular vanity basin, a beautifully fitted office/sixth bedroom with desk space on three sides and five double bedrooms with air conditioning.

These include a large double with a seating area, desk space and mirror fronted sliding wardrobes, two more with fitted cupboards and another with a study area as well as the very impressive main bedroom. This features three bi-fold doors with automatic blinds that open onto a charming chrome and glass balustraded balcony with views across the garden and the grounds beyond. It includes contemporary sliding wardrobes and a superb fitted dressing room with built in cupboards incorporating pull out shelving and trousers racks and pull down hanging rails as well as access to a separate attic. There is also a luxurious ensuite bath/shower room with a Jacuzzi bath, a wet room style shower, a bidet and a vanity basin with a granite surround.

The rear garden is very secluded and includes a large terrace for outdoor entertaining. This is edged by a dwarf wall and borders a lawn, interspersed with some impressive trees, that runs down to the stream. A pergola covered bridge leads over the stream to the orchard with a variety of fruit trees including apple, pear, plums and cherries. An adjacent 4.93 acre paddock is available via separate negotiation if further land is required.









Seller Insight

“ We moved here from the Maldives some 20 years ago and it has been a truly special family home and we shall be sad to leave but it is time for us to downsize. In recent years we have considerably extended the property and upgraded the inside to include the porcelain floor tiling, the beautiful wood staircase and doors, the kitchen, dining area and sitting room as well as installing new bathrooms.

We have always felt that the location is ideal as we live at the end of a cul-de-sac so it is very quiet and peaceful as well as being safe for children and animals. Having the additional land is wonderful for a family as the kids can enjoy plenty of space and the fields can be used for livestock such as sheep, goats, chickens or even alpacas as well as ponies.

Even though we are in a rural environment, we are also close to the A2 for London, Canterbury and Dover and just over two miles to Canterbury West station with the high speed train that can whisk you to St Pancras in less than an hour. We are also not far from the coast at Whitstable or the Thanet towns for a day on the beach while nearby Rough Common includes a convenience store and a post office.

The historic city of Canterbury includes some impressive UNESCO heritage site buildings, a variety of high street stores and individual shops as well as a plethora of restaurants, pubs and three theatres including the Marlowe where you can regularly see West End shows. There are three universities in the city as well as excellent grammar schools and top class private schools, while nearby Blean primary school is rated Outstanding by Ofsted.”*

* 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

By Road	
Canterbury West Station	2.2 miles
Canterbury East Station	2.9 miles
Ashford International	15.0 miles
Dover Docks	20.8 miles
Channel Tunnel	20.6 miles
Gatwick Airport	66.0 miles
Charing Cross	61.1 miles

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

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

Leisure Clubs & Facilities

Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Whitstable Sailing Club	01227 272942
Kingsmead Leisure Centre	01227 769818

Healthcare

Blean Surgery	01227 764211
Canterbury Health Centre	03000 426600
Northgate Medical Practice	01227 208556
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary Schools:	
Blean Primary	01227 471254
St Thomas Catholic Primary	01227 462539
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
Kings Junior	01227 714942

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 763231
St Edmunds	01227 475000

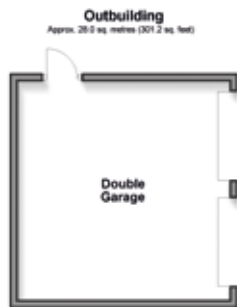
Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre and Cinema	01227 769075
Malthouse Theatre	01227 287234
Pinocchios	01227 457538
Cafe des Amis	01227 464390
Abode Hotel	01227 766266
The Corner House	01227 780793

Local Attractions / Landmarks

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





GROUND FLOOR

Reception Hall	
Shower Room	
Snug	10'9 x 9'5 (3.28m x 2.87m)
Kitchen/Diner	27'1 (8.26m) narrowing to 21'3 (6.48m) x 23'0 (7.02m)
Sitting Room	33'4 x 11'7 (10.17m x 3.53m)
Utility Room	10'0 x 9'6 (3.05m x 2.90m)
Gym	13'6 x 10'6 (4.12m x 3.20m)
Study	11'7 x 9'8 (3.53m x 2.95m)

FIRST FLOOR

Landing	
Bedroom 3	18'5 up to fitted wardrobes x 8'4 (5.62m x 2.54m)
Bath/Shower Room	15'1 x 5'5 (4.60m x 1.65m)
Bedroom 2	21'4 x 9'3 (6.51m x 2.82m)
Office/Bedroom 6	11'7 x 9'3 (3.53m x 2.82m)
Bathroom	
Bedroom 5	11'1 x 10'9 (3.38m x 3.28m)
Bedroom 4	13'6 x 10'0 (4.12m x 3.05m)
Main Bedroom	21'3 x 13'7 into fitted wardrobes (6.48m x 4.14m)
Dressing Room	
En Suite Bath/Shower Room	10'7 x 7'7 (3.23m x 2.31m)
Balcony	

OUTBUILDING

Double Garage	17'4 x 17'2 (5.29m x 5.24m)
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OUTSIDE

Rear Garden
Driveway
Orchard

Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 19.12.2025



