



Cooks Farm
Pett Bottom | Canterbury | Kent | CT4 5PA



STEP INSIDE

This is a rare opportunity to experience modern comfort within the timeless character of a Grade II listed 17th century farmhouse. Set within 3.788 acres of grounds with far reaching views to the coast from the front door, it has been meticulously renovated by the current owners over the past decade, with every improvement carried out to elevate both its heritage and its liveability. A complete rewire, new heating and plumbing, discreet Cat 5 cabling including a dedicated communication hub and a full programme of thoughtful redecoration have been undertaken, all carefully balanced to preserve the building's original charm.

Approached from a quiet country lane via a generous driveway and yard, now with an electric car charger in place, the house immediately conveys a sense of warmth, history and understated luxury.

Inside, the ground floor unfolds through an inviting entrance hall with a convenient cloakroom, leading to a beautifully appointed sitting room centred around an inglenook fireplace fitted with a modern wood burner. A separate lounge offers a second inglenook, preserving the farmhouse's authentic character while providing flexible living options. The family and dining areas flow naturally towards the newly reconfigured kitchen, where vaulted ceilings and doors to the rear garden create an uplifting sense of space and light. High end fittings and vast island ensure this is a practical as well as beautiful space. Beyond the kitchen lies a well equipped utility room with built in cabinetry, a butler sink, space for laundry appliances, and thoughtful storage for coats, boots and outdoor essentials. An adjacent shower room adds further practicality for busy households or returning dog walkers.

Heading to the first floor, the landing opens into a charming library area, setting a tranquil tone for the private rooms. The main bedroom features its own ensuite shower room, as does the second bedroom, offering comfort and convenience for family or guests. Three additional bedrooms, including one currently used as a home office, are served by a stylishly updated family bathroom, completing a layout that balances period warmth with modern expectations.

Outside, a patio stretches across the rear of the house, overlooking lawns, mature plantings and trees that frame views across the paddocks and open countryside beyond. The grounds offer both beauty and purpose, with ample space for recreation, animals or future projects. A substantial outbuilding, currently used as a shed store with an attached woodstore, adds further versatility to this exceptional rural home.









SELLER INSIGHT

“ We have put a lot into making this wonderful family home and our children enjoyed their best summer days watching the harvest in the surrounding fields, but it is time to start a new chapter in our lives so we hope new owners can enjoy both the house, the views and the wonderful local area.

Lower Hardres is a soughtafter village known for its peaceful atmosphere, attractive countryside surroundings and strong sense of community including an active village hall and an award-winning farm shop. The Duck is a highly regarded pub within an easy walk at the bottom of the hill, and we've often enjoyed the short cycle over to The Pig at Bridge for a superb meal prepared from their kitchen garden. Surrounding lanes, bridleways and paths make exploring the local countryside so simple and pleasurable, right from our front door.

Nearby, Canterbury is only a five minute drive, providing an extensive range of shops, cafés, restaurants and cultural attractions, including its worldfamous cathedral and vibrant city centre. Alongside excellent local shops in villages like Bridge and Stelling Minnis, this allows us to choose from relaxed village living, highquality local amenities or our own rural retreat at any time without compromise.

Families also benefit from an excellent selection of schools in the region. Canterbury is home to several highly regarded state and independent options, including grammar schools, specialist academies and the renowned Kings School. Primary schools in the surrounding villages like Bridge, Stelling Minnis or Stowting are wellsupported and praised for their welcoming environments.

Transport links are another strong advantage, accessing the A2 within five minutes or the M2 offering straightforward routes towards the capital, the coast and wider Kent. Canterbury's two stations provide regular rail services to London, as does nearby Ashford, with journey times to St Pancras in under an hour either way making regular commuting simple.

* 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	4.2 miles
Canterbury West Station	5.2 miles
Canterbury East Station	4.5 miles
Ashford International	15.0 miles
Dover Docks	17.8 miles
Channel Tunnel	16.5 miles
Gatwick Airport	72.0 miles
Charing Cross	67.1 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 Ashford International	
St Pancras	37 mins
Charing Cross	1hr 16mins
Cannon Street	1hr 21mins
London Bridge	1hr 12 mins

Leisure Clubs & Facilities

St Lawrence Cricket Ground
Polo Farm Sports Club
Canterbury Golf Club
Roundwood Hall Golf Club
Kingsmead Leisure Centre

Healthcare

Bridge Health Centre
Canterbury Medical Practice
Kent and Canterbury Hospital
Chaucer Hospital

Education

Primary Schools:
Petham Primary
Stelling Minnis Primary
Stowting Primary
St Stephens Junior
The Canterbury Primary
St Edmunds Junior
Kings Junior

01227 473612
01227 769159
01227 453532
01303 862260
01227 769818

01227 831900
01227 463128
01227 766877
01227 825100

01227 700260
01227 709218
01303 862375
01227 464119
01227 462883
01227 475600
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 763231
St Edmunds	01227 475000

Entertainment

The Granville	01227 700402
The Duck	01227 203738
The Pig at Bridge	03452259494
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre and Cinema	01227 769075
Pinoccchios	01227 457538
Cafe des Amis	01227 464390
The Bridge Arms	01227 286534

Local Attractions / Landmarks

Howletts Animal Park
Wingham Wild Life Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum

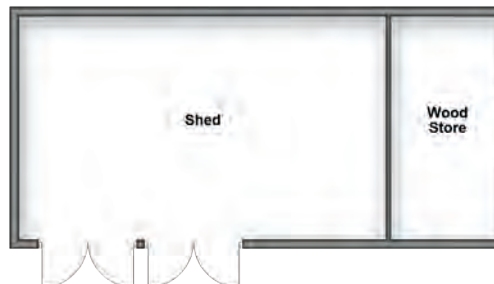
Split Level Ground Floor
Approx. 158.4 sq. metres (1704.6 sq. feet)



First Floor
Approx. 100.5 sq. metres (1081.7 sq. feet)



Outbuilding
Approx. 51.6 sq. metres (555.1 sq. feet)



GROUND FLOOR

Entrance Hall	
Sitting Room	15'5 x 14'4 (4.70m x 4.37m)
Cloakroom	
Family Area	16'1 x 8'10 (4.91m x 2.69m)
Lounge	15'7 x 15'5 (4.75m x 4.70m)
Dining Area	14'9 x 11'5 (4.50m x 3.48m)
Kitchen	25'0 x 12'2 (7.63m x 3.71m)
Utility Room	23'2 x 7'10 (7.07m x 2.39m)
Shower Room	7'9 x 5'7 (2.36m x 1.70m)

SPLIT LEVEL FIRST FLOOR

Landing	
Bedroom 2	15'9 x 14'6 (4.80m x 4.42m)
En Suite Shower Room	
Bedroom 3	14'11 x 12'3 (4.55m x 3.74m)
Bedroom 4	13'2 x 9'2 (4.02m x 2.80m)
Main Bedroom	16'1 x 13'4 (4.91m x 4.07m)
En Suite Shower Room	
Family Bathroom	8'6 x 6'2 maximum (2.59m x 1.88m)
Bedroom 5/Study	9'7 x 6'7 (2.92m x 2.01m)

OUTBUILDING

Shed	25'6 x 15'9 (7.78m x 4.80m)
Wood Store	16'1 x 7'7 (4.91m x 2.31m)

OUTSIDE

Driveway
Front Garden
Rear Garden
Paddock

EPC Exempt

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