



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



Sturry Court Farm, Sturry Court Mews, Canterbury, CT2 0ND

4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



Sturry Court Farm, Sturry Court Mews, Sturry Hill, Canterbury, CT2 0ND

- Detached Edwardian Farmhouse
- Almost 2300 Sq. Ft Of Versatile Space
- Multiple Receptions With Open Fireplaces
- Farmhouse Kitchen Breakfast Room & Separate Utility
- Opportunity To Create A Self Contained Annexe
- Four Bedrooms & Ample Storage
- Set Within 0.23 Acres Of Grounds & Small Orchard
- Driveway & Double Garage

SITUATION:

Sturry Court Farm has a desirable location close to Sturry train station and within the vibrant cathedral city of Canterbury, which offers an extensive range of amenities including both High Street and independent retailers, an excellent choice of restaurants, pubs and cafés, leisure facilities, and the recently refurbished and much-loved Marlowe Theatre. The city also provides outstanding educational options, with highly regarded state and independent schools, three universities, two mainline railway stations, two hospitals, and a comprehensive local bus network.

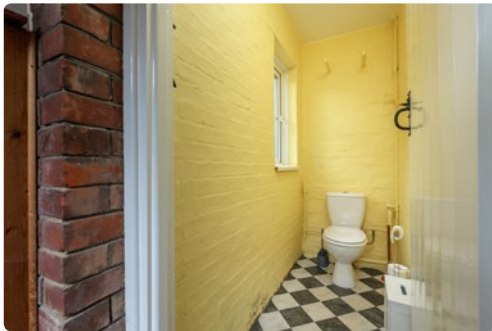
Canterbury enjoys excellent transport links. Regular rail services run to London Victoria, Charing Cross and Cannon Street, while the high-speed service from Canterbury West connects to London St Pancras in just under an hour. Ashford International and the Channel Tunnel terminal at Folkestone—both approximately 14 miles away—offer Eurostar

and shuttle services to the continent, and the nearby A2/M2 provides convenient road access to London and the Channel port of Dover.

The coastal town of Whitstable, renowned for its beaches, seafood and lively independent shopping scene, lies less than seven miles away and offers a variety of restaurants, bars, cafés and excellent leisure facilities.

The surrounding countryside is predominantly farmland, perfect for those who enjoy outdoor pursuits such as walking, cycling and horse riding. The nearby Stodmarsh Nature Reserve offers exceptional bird-watching opportunities.

There are also numerous picturesque villages within easy reach, including Wingham, Littlebourne, Ickham and Wickhambreau, each home to charming traditional pubs—offering the ideal blend of city convenience and rural tranquillity.



DESCRIPTION:

A substantial four bedroomed detached Edwardian farmhouse offering almost 2,300 sq.ft of versatile accommodation and occupying a generous plot of approximately 0.23 acres. With potential to create a self-contained annexe, this elegant period home offers an exciting opportunity for a new family to make their mark.

Built in the early 1900s, the property has seen many changes over the years and has remained in the same family for over two decades. Flourishing in period features including open fireplaces, impressively high ceilings and beautiful parquet flooring, the accommodation retains a wealth of character whilst offering the flexibility to adapt to modern family life.

The front door opens into a wide entrance hall, where parquet flooring and a elegant staircase set the tone. To the right is a charming dual aspect dining room with an open fireplace and high ceilings. To the left,

the triple aspect living room offers a wonderful sense of space and light, with another open fireplace. Originally arranged as two separate rooms, parquet flooring remains beneath the carpet in one of the former rooms.

The traditional farmhouse kitchen breakfast room features an array of wall and floor units, incorporating all the main appliances. A well-appointed utility room provides further practicality, whilst the kitchen links perfectly to the adjoining dining room and continues through to a boot room, home office and WC.

This rear section of the property offers excellent annexe potential, with its own entrance and the versatility to create a self-contained living space, subject to the necessary consents.

To the first floor are four double bedrooms and a well-appointed family bathroom with shower over bath. The principal bedroom

benefits from fitted wardrobes and an en-suite shower, discreetly tucked away within a cupboard.

OUTSIDE:

The property occupies a generous plot of approximately 0.23 acres, with grounds wrapping around the house. A driveway to the front leads to a double garage, whilst a small orchard provides a delightful introduction to the property, featuring apple, pear, plum and cherry trees. A pathway winds through the orchard towards a gate providing access to the main road.

The remaining gardens are predominantly laid to lawn, with mature trees offering dappled shade, privacy and a lovely sense of seclusion. A generous setting for family life, the grounds provide ample space to enjoy the outdoors whilst offering considerable scope for further landscaping and enhancement.











TOTAL FLOOR AREA: 2589 sq. ft (240 sq. m)
HOUSE: 2261 sq. ft (210 sq. m)
GARAGE: 328 sq. ft (30 sq. m)



EPC RATING
D



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

