



# CANTERBURY

Guide £1,875,000 Freehold



**WHITNEY HOMES**  
COASTAL, TOWN & COUNTRY



Farnham House  
Merton Lane  
Canterbury  
CT4 7BB

#### DESCRIPTION

Farnham house is a stunning, individual, architecturally designed home, built to a particularly high standard and specification using the very best of materials and craftsmanship.

Construction is of attractive Flemish bond brickwork, brush-coated aluminium doubled-glazed windows, bi-fold doors and central entry doors under a tiled roof with large chimney stack. To the side sits an impressive, detached triple garage, with internal staircase leading to the secondary accommodation.

Internal finishing and details are sure to impress, with vaulted ceilings to the entrance/dining hall, complemented with glass balustrades and wine cabinet, The impressive galleried landing with picture window which boasts fabulous views over the adjoining farmland.

Other features include tiled and lime-washed engineered oak flooring that sweeps through the ground floor, contemporary magnetic internal doors, feature marble walls, wood-burners, luxury en suites and bathrooms, a stunning German kitchen, Rako mood lighting, electronic curtain rails, surround sound music system with outdoor speaker and lighting, smart system, and wired-to-mains smoke detectors and security alarm system.

The property also benefits from under-floor heating and solar panelling, and has a 10-year builder's warranty from 2024.

#### OUTSIDE

Entry to the property is off Merton Lane via gates that lead onto a block-paved drive, providing ample parking,

The gardens sweep around the property which are lawned with an extensive sun terrace, shrubs, outside music speakers and lighting, perfect for alfresco dining, family BBQs and entertaining. To the rear of the property is the, plant room for the heating system, and gardeners WC.

An impressive triple garage sits to side of the property, with power and light, an internal staircase leads to the room above which can be used as an office, study, or secondary accommodation

The property has matured mixed hedge fencing and post and rail boundaries.



## FEATURES

- **Entrance/Dining Hall:** shoe cupboard, stairs to first floor, vaulted ceiling, impressive glass wine storage unit with lighting, marble feature wall, triple aspect MCZ log-burner, bi-fold doors to garden.
- **Drawing Room:** feature marble wall with TV recess, display shelving to either side with lighting, wood-burner, electronic curtain rails. Bi-fold doors to the rear garden.
- **Kitchen/Family room:** the impressive kitchen/family room has a German fitted kitchen with high-quality integrated AEG and Neff appliances including a double oven and warming drawers, dual microwave, coffee machine, wine fridge, full height fridge and freezer, dishwasher, impressive central island with Quooker tap, ceramic induction hob and discreet glass shield with extractor, complemented by beautiful Decton work surfaces, breakfast bar, and further storage cupboards. There is a separate walk-in larder.
- **Family area:** feature marble wall with MCZ wood-burner, recess for TV, clever strip lighting, bi-fold doors with electronic curtain rails.
- **Snug/Games Room:** fitted desk. Window overlooking the rear gardens.
- **Study:** full height window, smart system unit ( not connected)
- **WC:** beautifully fitted and tiled.

## First Floor

- **Galleried landing:** picture window, stunning country views
- **Master Bedroom with En suite and Dressing Room:** Juliette balconies, **dressing room** fitted wardrobes. **En suite shower room**, beautifully finished and tiled
- **Bedroom 2:** full height window overlooking adjoining farmland, Built-in wardrobes, **en suite** shower room
- **Bedroom 3:** double room, built-in wardrobes with **en suite** shower room
- **Bedroom 4:** double built-in wardrobes
- **Bedroom 5:** double bedroom
- **Family Bathroom:** tub, hand basin set in vanity unit, separate shower unit, beautifully tiled with lighting in recess for display
- **Laundry room:** range of storage cupboards, housing for washing machine and tumble dryer, loft storage.
- **Triple garage** with power and light, internal staircase leads to office /study or can be used as a perfect secondary accommodation.
- **Plant room/gardener's WC**
- **Gardens:** substantial sun terrace, lawns lovely views
- **Building guarantee 10 years from 2024**



## SITUATION

Farnham House is located just on the edge of the historic City of Canterbury, which lies about 1.5 miles to the south.

The property occupies a generous plot and backs onto acres of beautiful open land.

The property is well placed to take advantage of all amenities, with Canterbury City offering an excellent shopping centre, an array of cafés, shops, bars and restaurants and many cultural interests, including the popular Marlowe Theatre.

Recreational facilities include championship cricket at the Spitfire Ground, St Lawrence, rugby, a swimming pool, leisure centre, and an excellent choice of golf courses. Fishing and water sports can be found along the coast.

There is a good choice of schools in both the state and private sectors, girls' and boys' grammar schools, and colleges and universities.

Transport links are good, with the A2 linking into the M2, M20/M25 and other motorway networks.

Canterbury has two mainline railway stations, with Canterbury West operating the high-speed train service to London St Pancras in just under an hour.

The Port of Dover and Eurotunnel are easily reached and both provide services to the continent.

## PROPERTY INFORMATION

**Services:** Mains water, drainage, electric central heating with under-floor heating. (Heat source pump and battery to solar panels are not currently fitted.)

**Local Authority:** Canterbury City Council

**Council Tax Band:** G

## VIEWINGS

Strictly by appointment through Whitney Homes

**Tel:** 01303 262853

**E:** [info@whitneyhomes.co.uk](mailto:info@whitneyhomes.co.uk)

## AGENT'S NOTE

Please note, the heat source pump and batteries for solar panels are not fitted or connected to the under-floor heating system quotes can be provided.

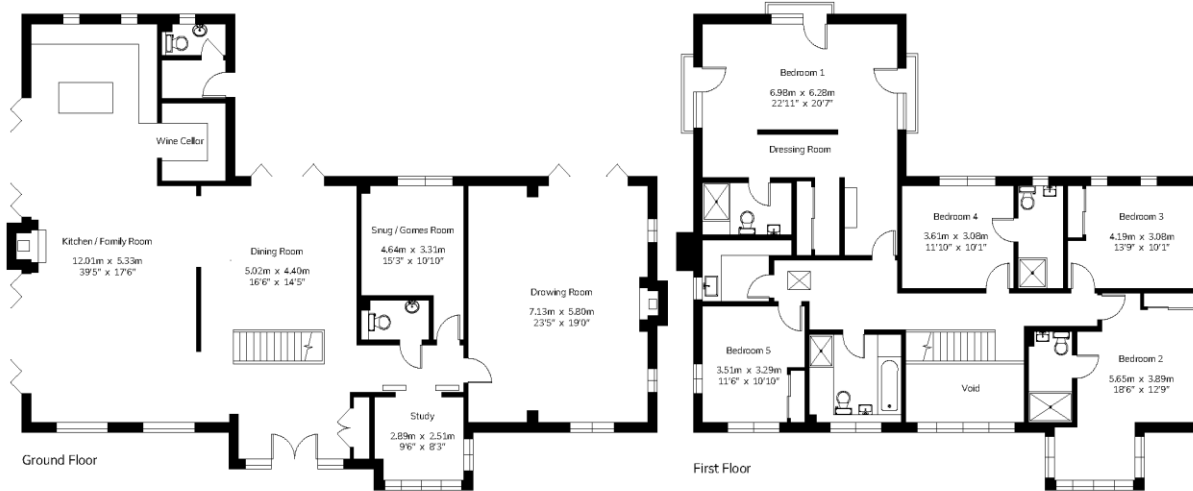
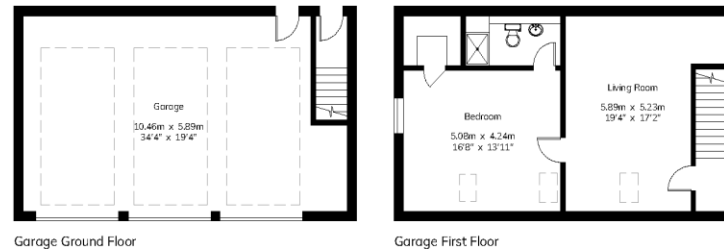


Farnham House

Gross Internal Area : 332.8 sq.m (3582 sq.ft.)

Garage : 123.6 sq.m (1330 sq.ft.)

Total : 456.4 sq.m (4912 sq.ft.)



This property's energy rating is D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	57 D
39-54	E		
21-38	F		
1-20	G		

Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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