



PETHAM, Nr CANTERBURY

Guide Price £1,450,000 Freehold



WHITNEY HOMES
COASTAL, TOWN & COUNTRY



Little Swarling

Watery Lane

Petham CT4 5QR

DESCRIPTION

Little Swarling is an attractive and charming character Grade II listed detached cottage dating C17, with earlier origins.

Construction, is timber framed with mixed elevations of red brick and plaster infilling, attractive weatherboarding, flint and brick quoins under hipped tiled roof and sits in grounds of about 2.5 acres.

Internal features include exposed timbers to walls and ceilings, inglenook fireplace with bressummer and wood burner. A fascinating display of stunning hand painted leaded light-stained glass, and wide gauge latch doors are just some of the lovely features in this classic period home.

The accommodation is extremely versatile and is currently arranged with two bedrooms with en-suites to the first floor, and on the lower ground is a utility and beautifully fitted wet room, along with two further rooms currently used as bedrooms, or could be arranged as a dining room. In addition, there is a sitting room and bespoke Edwin Loxley fitted kitchen.

ANNEXE

The detached timber oak framed and weatherboarded barn with tiled roof offers excellent ancillary accommodation to the main house, and comprises of sitting room, kitchen, family bathroom, dining room, bedroom, with two further bedrooms to the first floor.

OUTSIDE

The property is approached off Watery Lane via a drive leading to little Swarling where you'll find ample parking to the front, and pathway leads the main house and barn.

The beautiful garden and grounds are a real feature to the Property and extend to around 2.5 acres. The immediate gardens are lawned with various mature tree shrubs and herbaceous borders, small orchard, pond, dovecote and well, sun terrace and BBQ area along with various outbuildings and a further sun terrace with hot tub. The adjoining paddock opens up which is also laid to lawn with tennis court (currently used as a play area), greenhouse and useful workshop and further outbuildings, a rear gate allows access from Watery Lane, all enclosed with tree and fenced boundaries.

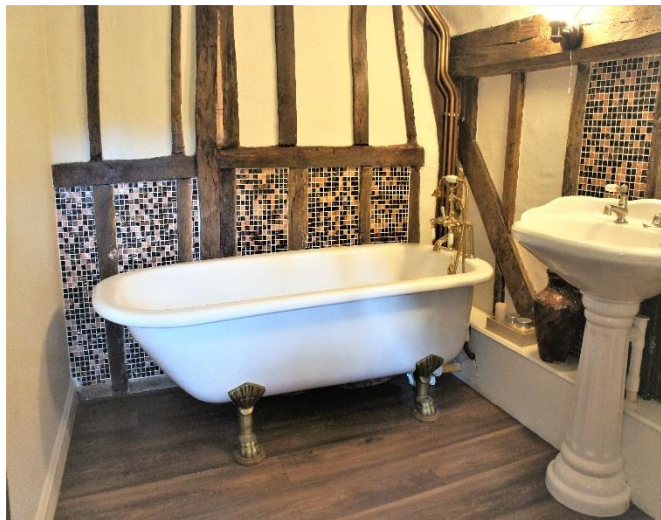


FEATURES

- **Drawing Room**, exposed beams to ceilings, inglenook fire place with bressummer, and wood burner, stairs to first floor and the original entry door, stained glass leaded window with lights.
- **Kitchen/Breakfast Room**, bespoke fitted kitchen with range of base and wall mounted cabinets, Aga, integrated appliances to include, double electric ovens and microwave, gas hob, and dishwasher complimented with marble worktops, and tiled flooring.
- **Study bedroom 4**, exposed timbers, **En-suite**, hand painted WC and hand basin.
- **Lower ground**, storage cupboards.
- **Rear hall/Utility**, stable door opens the gardens
- **Shower room**, double shower unit, WC, hand basin, attractive tilling.
- **Further two bedrooms/dining room.**
- **First floor Landing**, range of built-in cupboards.
- **Master bedroom**, triple aspect with pretty panelled windows, wood flooring, exposed timber to wall with coloured glass leaded windows.
- **En-suite shower room**, shower cubicle hand basin and WC.
- **Guest bedroom**, panelled windows, exposed timbers.
- **En-suite bathroom**, rolled top bath on clawed feet, hand basin on pedestal, WC, attractive tilling and exposed timber to walls.
- Various outbuildings.
- Garden and grounds of about 2.5 acres.

Annexe

- Sitting room, stairs to first floor.
- Kitchen, base units with ceramic hob, electric oven, extractor, wood and granite worksurfaces.
- Shower room, shower cubicle, WC, hand basin set in vanity unit, striking grey and white tilling.
- Dining room currently used as bedroom 4.
- Bedroom 3.
- First floor, bedrooms 1 and 2.



SITUATION

Little Swarling is located on the edge of the picturesque rural village of Petham set in a slightly elevated position which enjoys wonderful views out over its garden and grounds. The village offers a well-regarded primary school, Church of All Saints, and village hall, where many events take place. There is also a beautiful mix of historical buildings, along with glorious rolling hills and an ancient forest, all set in a designated Area of Outstanding Nature Beauty, within the Chartham Downs.

The historical Cathedral city of Canterbury lies about 4 miles away, which offers many cultural interests, excellent shopping centre, good choice of cafés, restaurants, wine bars and the Marlowe Theatre.

There's a wide range of schools in both the private and state sectors, to include boys and girls grammar schools along with colleges and universities.

Recreational facilities in and around the area include local village cricket, in the neighbouring village of Garlinge Green and county championship cricket at Canterbury, along with rugby, hockey club, sports centres, swimming pools, a good selection of golf courses. Fishing and water sports can be found along the coast. The property is also well placed for road and rail connections with the high-speed train operating from Folkestone Central, Folkstone West, Canterbury West to London St. Pancras in just under an hour. Canterbury East operates mainline services into neighbouring town and villages.

Road connections are also good with the A2 linking into the M20 & M25 and M2 motorway network. The Port of Dover and Channel Tunnel Terminal at Cheriton both provide services to the continent.

DIRECTIONS

Head out of Canterbury via the Old Dover Road and turn left sign posted the B2068 (Stone Street) towards Hythe, head straight for approximately 3 miles, turn right onto the Downs Road. Then take second left into Swarling Hill Road and proceed straight. As you approach the bend, the entrance to little Swarling is on the right. Proceed along the drive, and Little Swarling is to be found a little further on the left.

PROPERTY INFORMATION

Services: Mains water, electricity and drainage, LPG central heating.

Annexe: Mains water, electricity.

Local Authority: Canterbury County Council.

Council Tax Band: G

VIEWINGS

Strictly by appointment through Whitney Homes

Tel: 01303 262853

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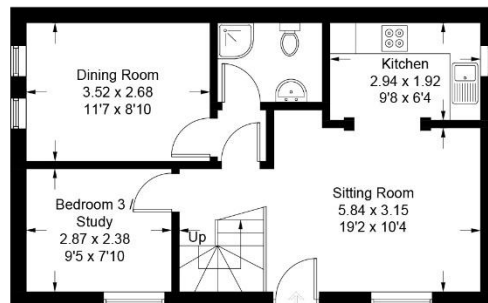
Little Swarling, Petham, CT4 5QR

Approximate Gross Internal Area = 153.0 sq m / 1647 sq ft

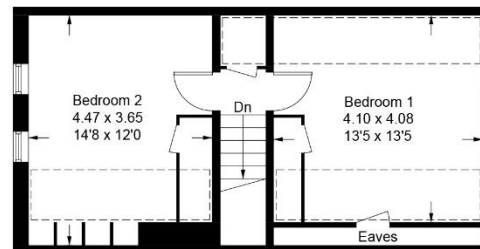
(Excluding Eaves)

Annexe = 84.0 sq m / 904 sq ft

Total = 237.0 sq m / 2551 sq ft

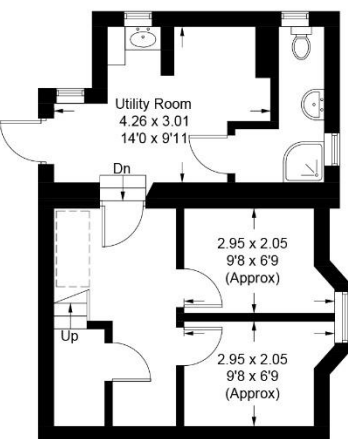


Annexe - Ground Floor
(Not Shown In Actual Location / Orientation)

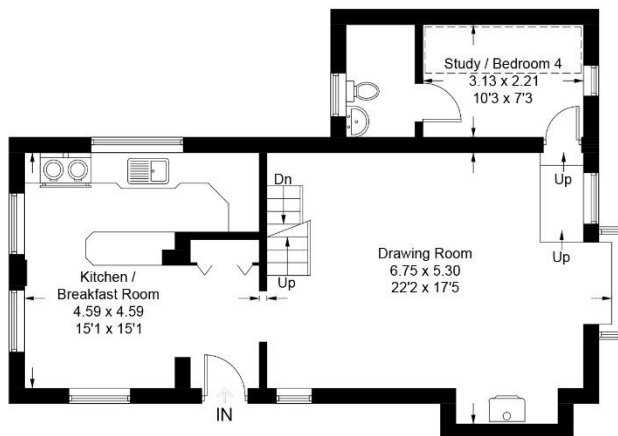


Annexe - First Floor

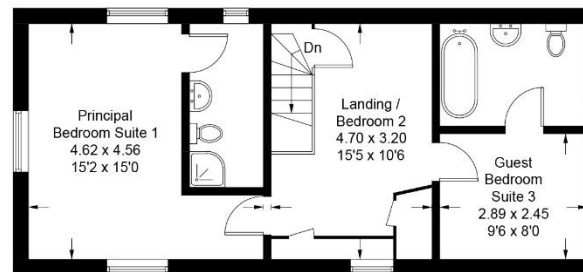
= Reduced headroom below 1.5m / 5'0



Lower Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID884995)

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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