



FOUNDATION

01227 752617

gatehouse@foundationproperty.co.uk

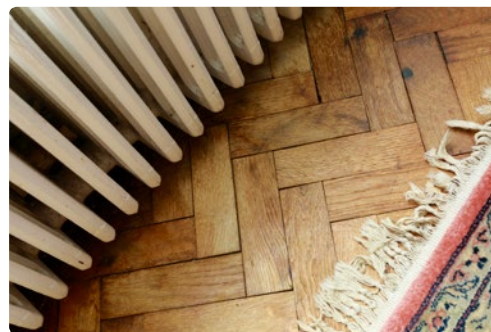
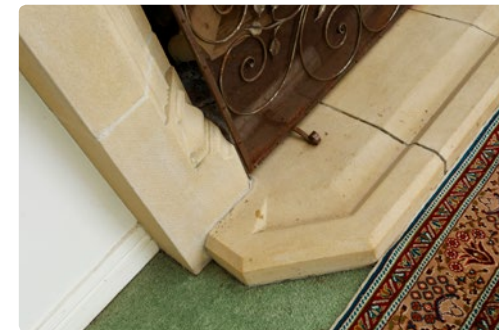
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Rayham Meadow, Rayham Road, Whitstable CT5 3DZ

5 BEDROOMS | 2 BATHROOMS | 4 RECEPTIONS

Freehold



Rayham Meadow, Rayham Road, Whitstable CT5 3DZ

- A Substantial & Imposing 1950's Built Detached Residence
- Set Within A Highly Secluded Gated Plot Of 1.21 Acres
- With Extensive Accommodation Over Two Floors
- Five Bedrooms - Four Reception Rooms
- Opportunity To Renovate & Remodel Throughout
- Numerous Outbuildings Including Five Bay Garage
- Spectacular Views Over Farmland & Countryside
- Less Than Three Miles To Whitstable's Beaches

SITUATION:

Rayham Meadow is situated in a highly secluded position on a quiet country lane, with stunning open views over adjacent farmland, yet within easy reach of Whitstable's bustling town centre and beaches.

The popular seaside town of Whitstable is situated five miles north of the city of Canterbury and is famous for its seafood and annual Oyster Festival held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names. There are good local primary and secondary schools, numerous restaurants and excellent leisure facilities. It has its own mainline railway station with a high speed service to St Pancras, a regular Stagecoach bus service and good road links to London and the coast via A290/M2.

The nearby cathedral city of Canterbury

is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre. Canterbury has an excellent choice of educational amenities, including three comprehensive schools, three Grammar schools and a number of well regarded junior and senior private schools. There are also three universities, two hospitals and two railway stations with a regular and fast service to London.

There is plenty of beautiful countryside nearby as well, including Wraik Hill Nature Reserve, Victory Woods Nature Reserve and Blean Woods. These have been designated as a national nature reserve and cover around 1257 acres of woodland and heath, with plenty of footpaths and bridleways throughout, making this an ideal setting for those who enjoy outdoor pursuits.



DESCRIPTION:

A handsome and once magnificent detached residence, set within glorious gardens and grounds of approximately 1.21 acres, with spectacular views over farmland and countryside, in a peaceful rural setting just under three miles from Whitstable beach.

Rayham Meadow was originally built in 1958 and has subsequently been generously extended, now offering substantial and generously proportioned accommodation over two floors.

The property has retained some wonderful features, however it now presents a rare opportunity to remodel this impressive family home and return it to its original grandeur and former glory.

The front door opens into a spacious entrance hall, with a cloakroom, several built-in coats cupboards and a secret log store with a concealed entrance to the drawing room. To the right of the entrance hall, a

small anteroom leads into a games room, with an inset drinks cabinet, a dual aspect and double doors which open into a covered walkway to the workshop and garaging at the front of the house.

To the rear of the house, there is a grand drawing room, with a stone fireplace with an open fire and a wall of south-facing sliding doors, overlooking the gardens.

To the right of the drawing room, there is a dual aspect study, whilst to the left, there is a dining room with parquet flooring and a lovely bay window which also enjoys views over the gardens. An inner hallway leads to a light and airy kitchen/breakfast room, with a triple aspect and an adjacent outside pantry.

On the first floor, a wide galleried landing leads to five good size bedrooms (four doubles and one single), two bathrooms and two separate WC's. Each of the bedrooms have built-in wardrobes and stunning views over farmland, whilst one has access to a wonderful first floor balcony, which affords

simply magnificent views over the grounds and the countryside beyond.

OUTSIDE:

Rayham Meadow is set within a generous and highly secluded plot, measuring approximately 1.21 acres. The property is accessed via two sets of twin cast iron gates, at either end of a carriage driveway.

To the front of the property, there are extensive outbuildings, including a double garage, a workshop and a further triple bay garage with a mezzanine level.

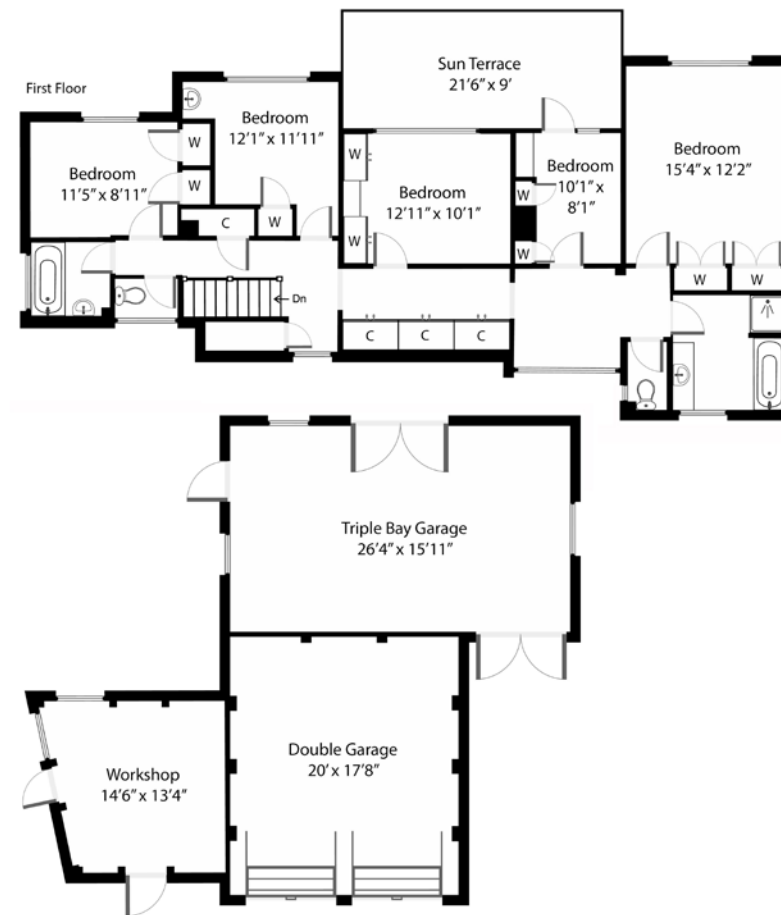
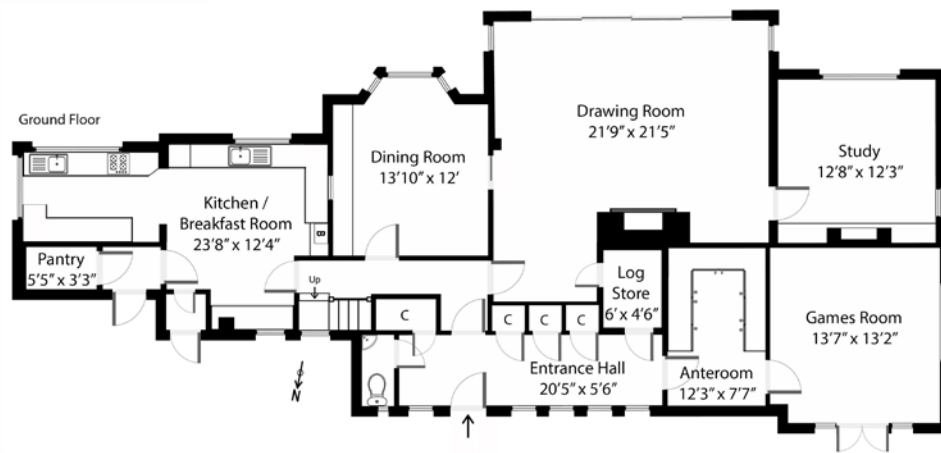
The remainder of the grounds are arranged as a wonderful mixture of formal lawns and natural wildflower meadows (formally the site of a tennis court). Pathways meander their way through the grounds to a wooded area and a pond, which combine to create a wonderful natural habitat for wildlife, as well as an amazing backdrop to this incredible family home.











TOTAL FLOOR AREA: 3474 sq. ft (322 sq. m)
 HOUSE: 2513 sq. ft (233 sq. m)
 OUTBUILDINGS: 961 sq. ft (89 sq. m)



EPC RATING
 E



COUNCIL TAX BAND
 G



GENERAL INFORMATION
 All mains services connected.

The Gatehouse, Brenley Lane, Boughton-under-Blean, Faversham, ME13 9LU
 01227 752617 | gatehouse@foundationproperty.co.uk | foundationproperty.co.uk

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