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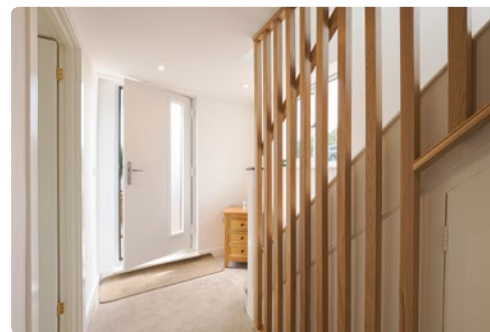
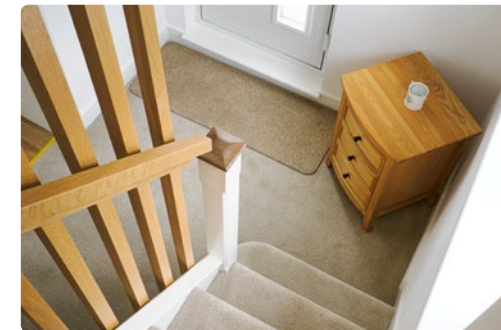
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Running Water, Wingate Hill, Upper Harbledown, CT2 9AJ

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



## Running Water, Wingate Hill, Upper Harbledown, Canterbury CT2 9AJ

- Substantial Detached Residence
- Almost 2000 Sq.Ft Of Splendid Accommodation
- Extensively Extended & Renovated Throughout
- Open Plan Living Areas With Bi-fold Doors
- Four Double Bedrooms & Two Luxury Bathrooms
- High Specification Kitchen With Integrated Appliances
- Approx 0.20 Acre Plot Including Driveway
- Exceptionally Energy Efficient
- Less Than Three Miles To The Cathedral City Of Canterbury

### SITUATION:

The small village of Harbledown has a wonderful sense of community and is surrounded by some lovely countryside including rolling farmland and woodland.

However, the village is also extremely well placed for access to the cathedral city of Canterbury and the seaside town of Whitstable and enjoys excellent access to the A2/M2 motorway network which connects with both London and the coast.

The cathedral city of Canterbury which offers a wide choice of amenities including a range of High Street and independent retailers, restaurants, pubs, leisure facilities and the very popular recently refurbished Marlowe Theatre. It also has an excellent selection of both state and independent schools, along with three universities, two mainline railway stations, two hospitals and a very good bus service.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside is just 6 miles away. The town also has a variety of independent shops and boutiques, as well as high street names, good local primary and secondary schools, numerous pubs, restaurants and excellent leisure facilities.



A striking detached property which dates back to 1806 and has recently been extended and renovated to an exceptionally high standard by the current owners who have beautifully reconfigured the property to offer a modern open plan family home.

Running Water offers almost 2000 sq.ft of space over two floors which includes four double bedrooms and splendid ground floor accommodation with bifold doors opening onto the garden. Every inch of the property has been significantly improved with new bathrooms, a high specification kitchen with AEG integrated appliances, fine quality flooring and a stunning wood burning stove installed in the exposed brick fireplace.

Every effort has been made to ensure the property is energy efficient with high levels of insulation, brand new heating system, low energy lighting, solar panels and new windows and doors throughout.

The property enjoys an elevated position overlooking countryside yet just a few miles



to the cathedral city of Canterbury. Upper Harbledown is a thriving village with a strong community and ideally placed for getting into Whitstable, Faversham, and London. The property occupies approximately a quarter of an acre which includes a fenced garden, decked BBQ area and generous driveway.

The composite front door opens into an entrance hall with cloak room, and stairs to the first floor. A contemporary oak slatted balustrade has been fitted and is a striking contrast against the pale decor, creating a wonderful first impression as the fine craftsmanship of work flourishes throughout.

To the right there is a large dual aspect sitting room with open fireplace, a Stovax multi fuel burner sits nestled within the exposed brick. The rooms are partially open with clear division, allowing families to enjoy the connected living. Bifold doors and sky lights flood the space with natural light whilst framing the views of countryside beyond. The kitchen has been fitted with an array of high-quality wall and floor units, alongside a

large island/breakfast bar which have been finished with slimline compact laminate worktops. All main appliances are integrated including two AEG steam ovens. The room is further enhanced by a utility room which provides direct access to the driveway.

To the first floor one will find four double bedrooms and a well-appointed family bathroom which has been finished with brushed brass fittings, and pale green gloss metro tiles. The main bedroom enjoys dual aspect views with a Juliet balcony and benefits from a luxury en-suite shower room.

#### OUTSIDE:

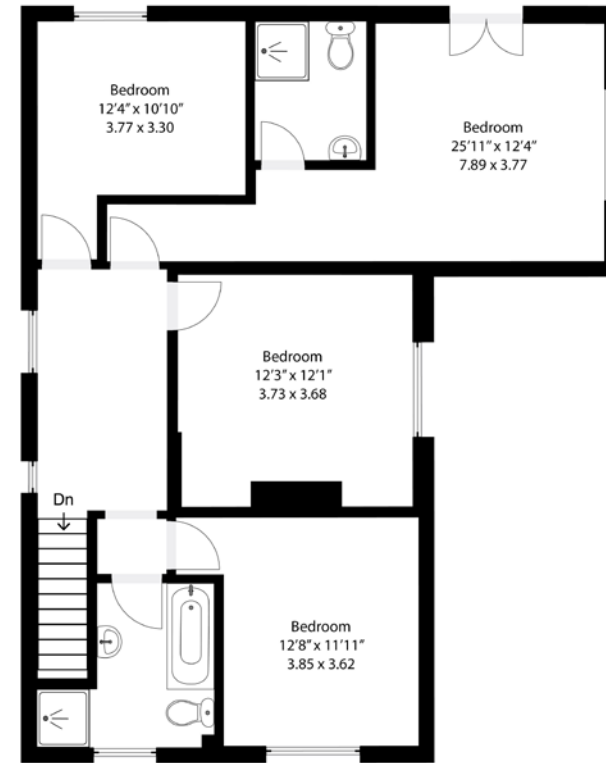
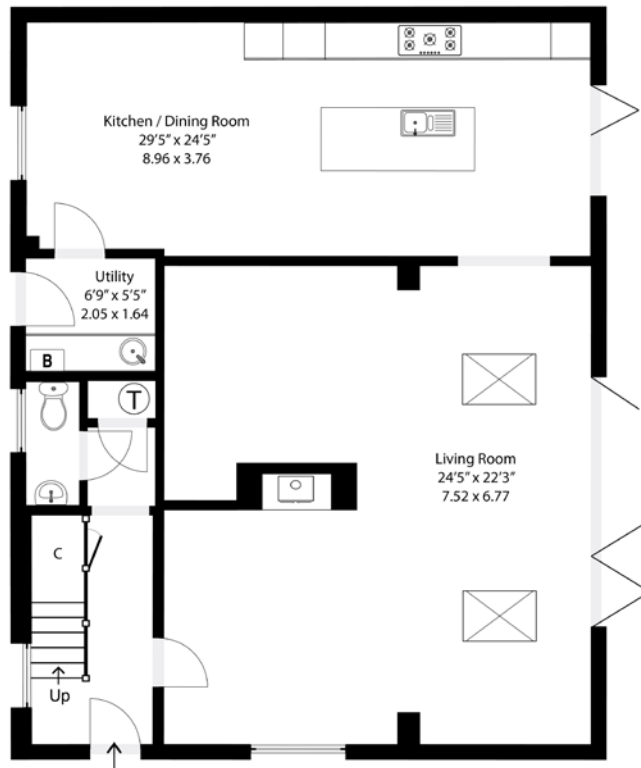
The property occupies approx. 0.20 of an acre which includes a large driveway and fully landscaped rear garden that wraps round the house. Mainly laid to lawn, bordered by established shrubs and a patio area which is accessed directly from the bi-fold doors, there is also a raised decked BBQ area which is the perfect spot to enjoy the splendid views surrounding the property.











TOTAL FLOOR AREA: 1955 sq. ft (182 sq. m)



EPC RATING  
B



COUNCIL TAX BAND  
E



GENERAL INFORMATION  
All services are mains connected  
Solar Panels

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