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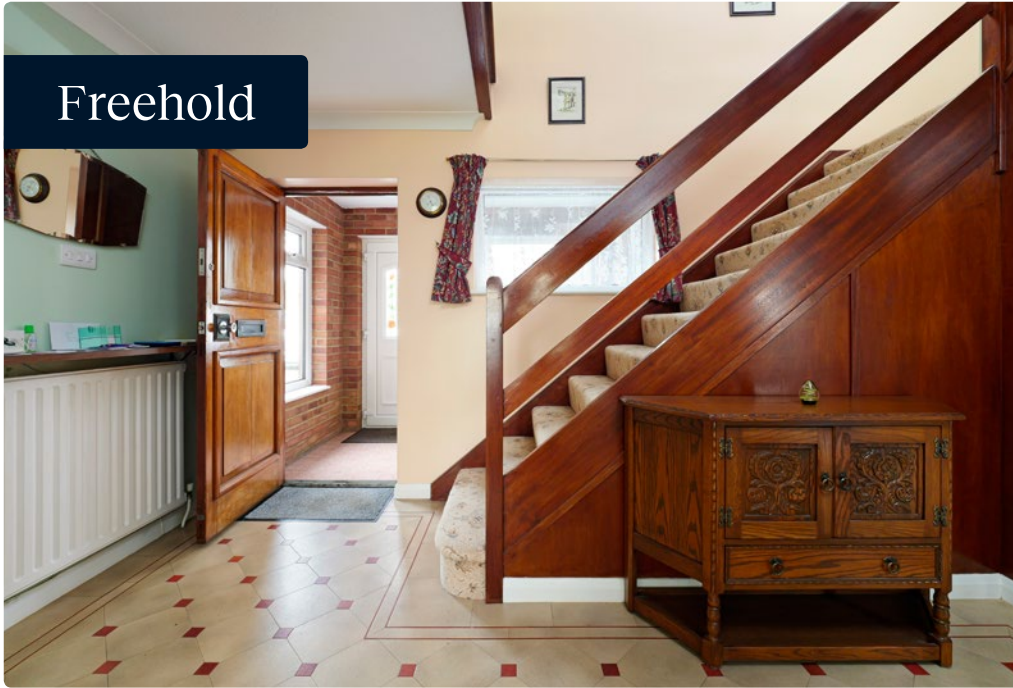
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The Vines, Bridge Road, Lower Hardes, Canterbury CT4 7AG

4 BEDROOMS | 1 BATHROOM | 3 RECEPTIONS

Freehold



The Vines, Bridge Road, Lower Hardes Canterbury CT4 7AG

- Splendid Detached Residence
- 2300 Sq.Ft Of Bright & Airy Space
- Opportunity To Modernise & Enhance
- Three Receptions & Conservatory
- Four Double Bedrooms
- Potential To Convert The Loft
- Set Within Approx. A Third Of An Acre
- Less Than Five Miles To The Centre Of Canterbury

The Vines enjoys a wonderfully rural setting, enjoying magnificent views over rolling fields and countryside in an Area of Outstanding Natural Beauty and backing onto a Nature Reserve, in Lower Hardes near the picturesque village of Petham. Petham is a small village and civil parish in the North Downs, approx. five miles south of Canterbury and just a short drive from the village of Bridge. The village is served by a pre-school playgroup, a primary school, a village hall and a beautiful 13th century Church of All Saints and has a good sense of community.

The nearby village of Bridge offers a Health Centre, dental surgery, mini market, post office, butchers, the local church of St. Peters, three pubs and a well-regarded primary school. 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, 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 bustling market town of Ashford is just twelve miles away, with its thriving High Street and out of town designer shopping outlets. The town also offers a wide range of recreational and educational amenities, with both state and private schools available. The town is also served by the William Harvey Hospital, just off junction 10 of the M20 and Ashford International station, which provides a high-speed rail service to London St Pancras in just 37 minutes, as well as offering a regular Eurostar shuttle service to the continent.



DESCRIPTION:

A splendid, detached property built in the late 1960's and offering over 2300 sq.ft of bright and airy accommodation, whilst occupying almost a third of an acre plot which includes a beautifully mature south facing garden.

The Vines has been with one family for the last 30 years, who have made many improvements over this time, however it is their time to pass onto a new family who can embrace this wonderfully spacious property and create a modern family home.

Situated in the rural village of Lower Hardes, an area of outstanding natural beauty, with countryside walks on your doorstep and the Cathedral city of Canterbury less than a five-minute drive away.

The front door opens into an entrance lobby perfect for keeping muddy boots, this in turn leads you to a large entrance hall with rich mahogany staircase and Amtico tiled flooring. There is a triple aspect sitting room which has

a decorative mantle surrounding an electric fireplace, this could easily be replaced by a wood burning stove due to the size of the opening and flume positioning. There are sliding doors which open onto a large conservatory which has is frequently used due to its southerly facing aspect.

The kitchen has been fitted with an array of wall and floor units integrating several appliances and finished with Corian worktops, the space is complemented by a well-appointed utility area which has access to the garden. From the kitchen there is a serving hatch which links with the dining room, whilst the ground floor is further enhanced by an additional reception room and small cloakroom.

To the first floor there is galleried landing flooded with natural light from the large window, the four generously proportioned double bedrooms span off from the landing,

most of which have vanity basins, and fitted wardrobes, whilst the main family bathroom is well appointed with a four peice suite.

The loft can be accessed via the landing and holds a wonderful opportunity to be converted into a fifth bedroom.

OUTSIDE:

The Vines occupies a generous 0.29 acre plot which includes a large driveway which could accommodate over half a dozen cars, the driveway leads to a garage.

The rear garden is especially private and has an abundance of mature trees which include, a Sycamore, Maple and Beech tree. From the conservatory and the utility room there is a patio area that runs the full width of the property and leads onto an expanse of lawn interspersed with established shrubs and bordered by mature hedging.











