



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



Padbrook Cottage, Padbrook Lane, Elmstone CT3 1HE

3 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



Padbrook Cottage, Padbrook Lane, Elmstone CT3 1HE

- Charming Detached Period Cottage
- Carefully Restored & Renovated To A High Standard
- Wealth Of Period Features
- Three Bedrooms Plus Loft Room
- Two Reception Rooms With Fireplaces
- Large Dual Aspect Kitchen/Breakfast Room
- Beautiful Gardens With A Spring Fed Brook & Parking
- Idyllic Rural Location In Conservation Area Near Canterbury

SITUATION:

Padbrook Cottage enjoys a wonderfully rural setting in the quaint village of Elmstone, situated on a quiet country lane and surrounded by beautiful farmland within a conservation area.

The nearby charming village of Preston is home to The Church of St. Mildred, a local pub, a village shop, a butcher and a primary school. Preston is surrounded by some beautiful countryside which is ideal for walking, cycling and riding, whilst the nearby Stodmarsh Nature Reserve is home to many species of migrating birds and wildlife.

The coast is less than ten miles away from Elmstone and the beautiful seaside town of Deal with its numerous cafés and antique shops is less than a half an hour drive. However there are also numerous other sandy beaches within easy reach of the property. Westwood Cross shopping centre is also conveniently located bringing you larger

department stores, whilst the Royal St Georges Golf Course offers a championship golf course at nearby Sandwich.

The 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, 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



DESCRIPTION:

Nestled in a serene rural expanse between Canterbury and the enchanting Kent coast, Padbrook Cottage stands as an enchanting Grade II Listed retreat.

Embraced by lush, mature gardens adorned with a picturesque spring-fed brook, this detached character cottage exudes timeless charm and tranquillity.

Dating back to circa 1712, Padbrook Cottage boasts a rich heritage showcased through its captivating period features. Exposed beams, weathered floorboards, and original latch-key doors whisper tales of bygone eras.

Despite its historical roots, the cottage has undergone a meticulous renovation, marrying period charm with modern comforts seamlessly.

Enter through the handsome front door to be greeted by an inviting entrance hall, adorned with an attractive herringbone brick floor. To

the right lies a cozy sitting room, featuring oak flooring, a beamed ceiling, and a grand inglenook fireplace housing a wood-burning stove.

On the left, another welcoming reception room awaits, boasting exposed beams, stripped floorboards, and a charming fireplace with an old bread oven turned storage cupboard. Wide sash windows in both rooms offer delightful views of the serene gardens.

At the rear of the cottage, an inner hallway leads to the first floor, while a bespoke oak barn-style sliding door reveals a beautifully appointed ground floor shower room. The kitchen/breakfast room, also at the rear, showcases a blend of traditional aesthetics and modern functionality with its array of wall and floor units, beech work surfaces, and integrated appliances.

Ascending to the first floor, a central landing adorned with a beautiful leaded window guides to two double bedrooms and a

well-appointed family bathroom. The main bed-room boasts ample built-in wardrobes and stunning garden views, while the second bedroom features a decorative fireplace and built-in storage. A further staircase ascends to an open study/guest room on the second floor, leading to another spacious double bedroom with vaulted ceilings and panoramic countryside views.

OUTSIDE:

Padbrook Cottage is surrounded by enchanting grounds spanning 0.15 acres, bordered by a pretty brook at the front. A lush lawn, adorned with mature flowers and shrubs, stretches around the cottage, complemented by a full-width sandstone patio area.

A gravel driveway at the rear provides parking for up to four vehicles and is flanked by several outbuildings, including a timber shed, a useful bin store, and a workshop with power connected—a perfect blend of rural tranquillity and modern convenience.

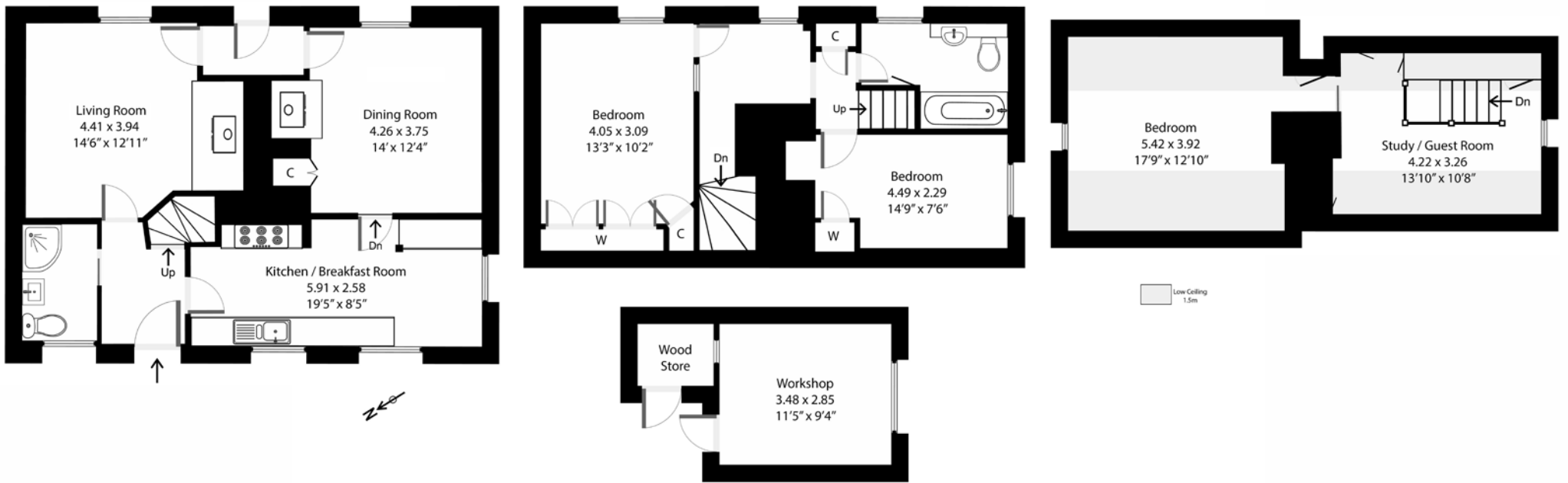












TOTAL FLOOR AREA: 1502 sq. ft (140 sq.m)
 HOUSE: 1373 sq. ft (128 sq. m)
 OUTBUILDINGS: 129 sq. ft (12 sq. m)



EPC RATING
 F



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 The property is served by oil fired central heating & private drainage.

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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