



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



Keybridge House, Church Road, Hoath CT3 4JT

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



Keybridge House, Church Road, Hoath CT3 4JT

- Stunning Detached Period Residence
- Creatively Extended & Significantly Renovated
- Artistically Presented With Elegant Decor
- Fine Craftmanship & Bespoke Joinery
- Flourishing In Period Features
- Designer Kitchen With Rich Granite Worktops
- Four Double Bedrooms & Two Luxury Bathrooms
- Occupying A Generous Plot Of Landscaped Gardens

SITUATION:

This charming rural village is approximately seven miles to the northeast of Canterbury and is surrounded by some outstanding countryside, which provides many footpaths and bridleways ideal for rambling or riding.

Hoath has a small primary school, a village hall, The Holy Cross Church and The Prince of Wales public house. These all provide a real sense of community for the village and offer a variety of clubs including a gardening club, the Women's Institute, a playgroup, a youth group and toddlers group.

The property is also close to the village of Chislet, which has a wonderful pub, The Gate Inn, and a primary school.

The seaside town of Whitstable (nine miles away) 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 schools, numerous restaurants, excellent leisure facilities and its own mainline railway station with a high speed service to St Pancras.

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, 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. The city also 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:

An imposing detached, period property, dating back to the late 1800s, flourishing in period features, artistic decor and striking interior design.

The current owners have a creative eye for detail which is evident in the finish of the renovation. The property was extended in the early 2000 and has more recently been creatively reconfigured to offer a wonderful open plan kitchen breakfast room with separate utility area and boot room.

There is over 2000 sq.ft of beautifully presented accommodation which has been fully renovated and extended using fine craftsmanship, bespoke joinery and elegant decor, the finish is the perfect balance of modern convenience and period charm.

Keybridge House occupies a particularly generous plot within an enchanting south facing rear garden, an extensive driveway and a separate stretch of land which holds



potential for a small orchard, garden kitchen or home office.

A wrought iron gate opens onto a chequered Victorian pathway which leads to a handsome traditional styled front door. The facade is striking and perfectly symmetrical with bay sash windows set against the exposed brick. The interior presents a plethora of features with wonderfully high ceilings, intricate architrave, detailed panelling, decorative ceiling roses and picture rails.

From the hallway there is a formal dining room to the right with cast iron fireplace, whilst to the left there is a sitting room with wood burning stove.

The solid oak flooring runs seamlessly through to the rear of the property the space has been opened up to create a large kitchen breakfast room with timber framed French doors to the rear garden.

The kitchen has been designed and fitted by Collins bespoke, a quality kitchen designer in Ashford, finished with rich granite work tops, with many appliances integrated, the cupboard space is vast along with a large breakfast island and an envious larder which opens out into a breakfast station with luxury oak shelving.

The kitchen breakfast room is further enhanced by a separate utility area and beautiful boot room with sleek water closet with traditional style wash basin.

The balustrade on the staircase has replicated intricate carved spindles and leads to a galleried landing where one will find four double bedrooms and a well-appointed family bathroom which has elegant panelling and comprises of a high-level WC, freestanding Heritage bathtub with overhead shower and quartz topped vanity unit with Burlington taps.



The main bedroom has been reconfigured to enhance the space and incorporate a luxury ensuite bathroom with roll top bath, Victorian style taps and high-level WC.

OUTSIDE:

Keybridge House occupies a generous plot which incorporates a gravelled driveway for up to six cars, beautifully landscaped gardens and a separate piece of land which currently houses a full width storage shed.

The ironmongery of the new front gate is of fine quality and opens into a chequered pathway bordered by rope edging, either side is gravelled with topiary hedging and lollipop trees.

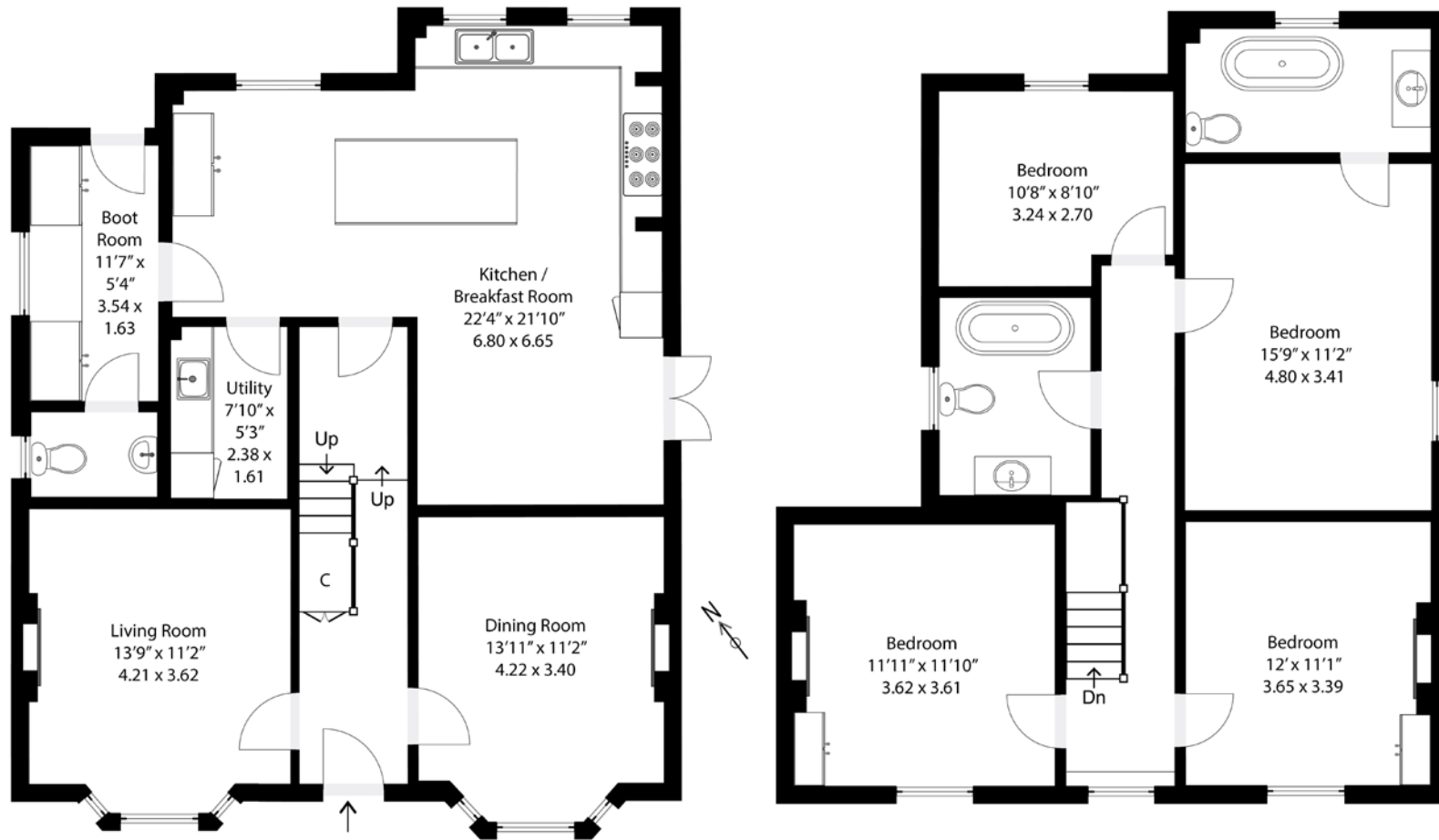
The main garden is mainly laid to lawn and is bordered by sleepers which create raised beds, the sandstone patio faces south and enjoys a great deal of sunshine with delicate shade from the Camelia tree.

There is another piece of land which sits the other side of the driveway and could offer a separate vegetable garden, a small orchard or house a work studio.









TOTAL FLOOR AREA: 1740 sq. ft (162 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
F



GENERAL INFORMATION
Oil fuelled heating & mains drainage

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

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

