



FOUNDATION

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Highfield House, Woodlands Road, Adisham CT3 3LG

4 BEDROOMS | 4 BATHROOMS | 4 RECEPTIONS

Freehold



Highfield House, Woodlands Road, Adisham CT3 3LG

- Substantial Detached Residence
- Over 2600 Sq.Ft Of Versatile Accommodation
- Bright & Airy Living Space
- Four Receptions & Kitchen Breakfast Room
- Four Double Bedrooms & Four Bathrooms
- Set Within Almost Half An Acre
- Heated Swimming Pool With Enclosure
- Large Gated Sweeping Driveway

SITUATION:

Adisham is situated just six miles to the southeast of the Cathedral City of Canterbury and is set amidst beautiful Kentish farmlands. The village has a strong sense of community with several regular clubs and activities, an excellent primary school rated outstanding by Ofsted, a village hall and a beautiful church dating back to the twelfth century. It also benefits from a mainline railway station with a regular and direct service to London.

The nearby village of Wingham is an ancient and historic village with many period homes and listed buildings dating back to the early thirteenth century. The village has a thriving high street offering a good range of shops and amenities, three public houses and the village primary school. It is surrounded by beautiful countryside and farmland.

The Cathedral city of Canterbury is just six miles away and 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.



DESCRIPTION:

A substantial residence built in the 1930s and has been significantly improved and extended over the years by the current owners who have created a warm and inviting family home. Highfield house offers over 2600 sq.ft of spacious and versatile accommodation and occupies almost half an acre plot of manicured gardens from which one will find a heated swimming pool.

Set within a rural and particularly peaceful location just a few miles from the cathedral city of Canterbury the property is surrounded by adoring views of parkland and rolling countryside.

The front door opens into a large entrance hall with cloak room, stairs to the first floor and access to the study. At the rear of the property there is a dual aspect family living room with large double sliding doors leading onto the rear garden.



There is a built-in bar area which has an internal window looking into the kitchen, where one will find an array of wall and floor units, integrating many main appliances, the space is finished with Corian stone work tops and set upon terracotta fired earth tiles.

The kitchen breakfast room is further enhanced by a formal dining room and utility area in the garage.

A spiral staircase leads one to a self-contained apartment/annexe with its own bathroom, whilst the main staircase leads to four double bedrooms and a well-appointed family bathroom.

Two of the bedrooms have fitted wardrobes and showers whilst, one of the other bedrooms benefits from a modern en-suite shower room.

OUTSIDE:

Highfield house occupies a generous 0.44 acre plot and includes an enchanting garden with an abundance of mature trees and established shrubs interspersed around the lawn. The main patio area is accessed directly from the living room and kitchen it has an electric awning. The retractable glass pool enclosure houses a 20ft heated swimming pool and hot tub, with an area for gym equipment and sun loungers.

The gated, gravelled driveway sweeps round the front of the property where one will find an integral double garage with electric door.

AGENTS NOTE:

There is oil-fueled heating with supplemental solid fuel Aga/Rayburn for heating and cooking.

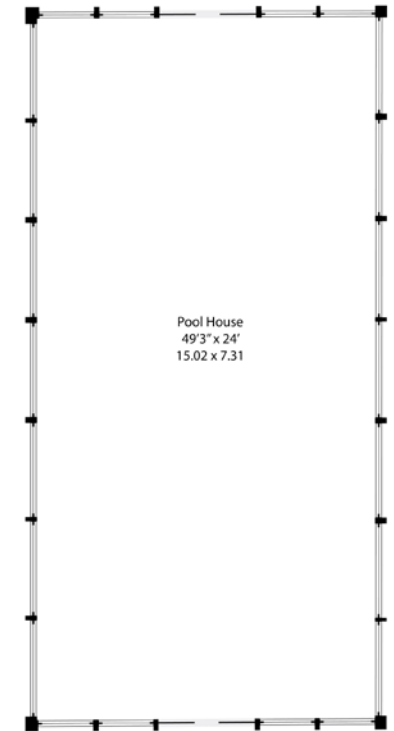
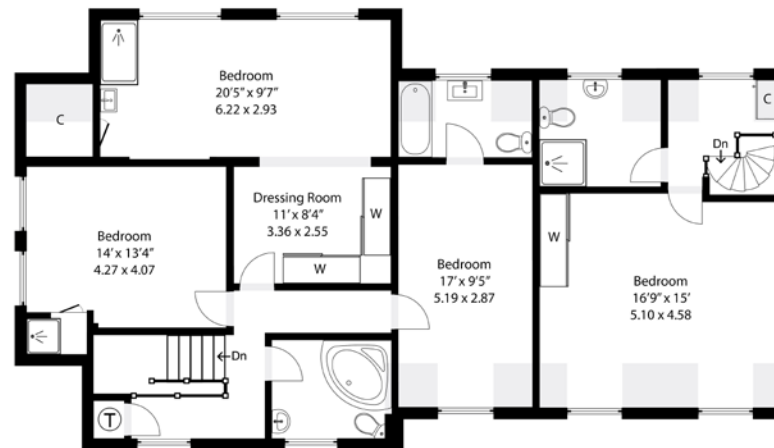
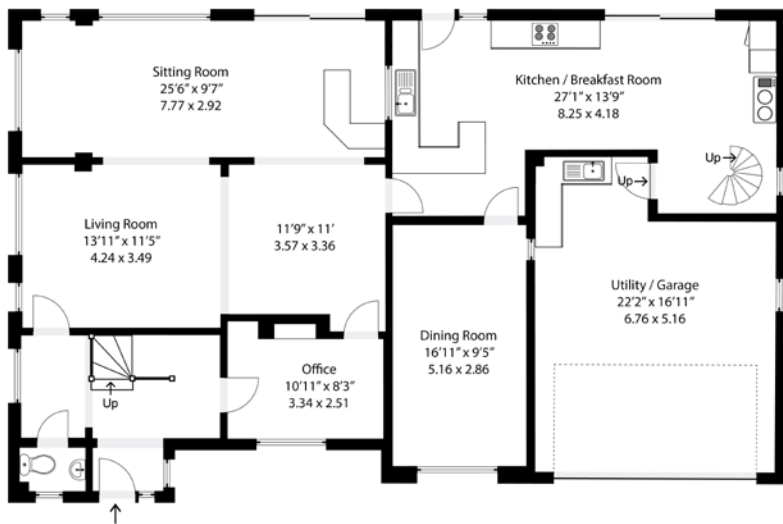
The property is on private drainage.











HOUSE: 2640 sq. ft (245 sq. m)
 GARAGE: 336 sq. ft (31 sq. m)
 POOL HOUSE: 1170 sq. ft (109 sq. m)



EPC RATING
 D



COUNCIL TAX BAND
 G



GENERAL INFORMATION:
 Oil fuelled heating and private drainage

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