



FOUNDATION

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Saturday House, Spring Lane, Fordwich, Canterbury CT2 0DL

4 BEDROOMS | 2 BATHROOMS | 4 RECEPTIONS

Freehold



## Saturday House, Spring lane, Fordwich CT2 ODL

- Delightful Victorian Detached Residence
- Double Fronted Façade & Sash Windows
- Sympathetically Extended & Enhanced
- Large Kitchen Breakfast Room & Separate Utility
- Four Double Bedrooms & Two Bathrooms
- Over 2100 Sq.Ft & Includes Four Receptions
- Occupies 2.36 Acres Of Splendid Grounds
- Situated In A Quiet Lane In Fordwich

### SITUATION:

The property is situated in a quiet lane, in the heart of the sought-after village of Fordwich and just a short distance from Canterbury Golf Club and a quick walk to the train station with links to London. The property is surrounded by fields and woodland, with an abundance of wildlife and nearby amenities for fishing, walking and pleasure boats along the River Stour.

Fordwich itself has many fine period buildings, two well-known public houses, one of which has a Michelin Star, Fordwich has a reputation for being the smallest 'town' in England, the village is a gem.

Canterbury lies about four miles to the southeast with its excellent shopping centre, cultural interests, general amenities, and a good range of schools in both the public and private sectors, including King's, St Edmund's, Kent College and Simon Langton Boys and Girls Grammar Schools. There are also two

universities and various colleges of further education.

Sporting and recreational opportunities in the area include the famous Links Golf Courses at Royal St. George's and Prince's, Sandwich, sailing on the coast and at the nearby Westbere Lakes, county cricket at Canterbury and the Polo Farm Sports Complex on the Littlebourne Road, just outside of Canterbury.

The property is exceedingly well placed for access to Sturry station a short walk away, which offers a one-stop service to Canterbury West with its High-Speed Rail service to London (St Pancras 56 mins).

The nearby 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.



**DESCRIPTION:**

A double fronted, enchanting, detached Victorian property, tucked away in a peaceful lane in the sought after village of Fordwich which is conveniently located just a few miles from the Cathedral city of Canterbury.

Saturday House occupies a generous 2.36 acre plot of splendid grounds, whilst internally there is over 2200 sq.ft of spacious and versatile accommodation which is flourishing in Victorian charm.

The property has been with one family for over forty years, and has been a wonderful family home, they have extended and enhanced the property over time as well as making sympathetic changes such as new windows and adding plantation shutters to some of the original sash windows.

The facade is beautifully symmetrical with bay windows to either side of the handsome front door, this opens into a light and airy

entrance hall with the staircase leading to the first floor. To the left there is a charming dining room, whilst to the right one will find a triple aspect sitting room with open fire.

At the rear of the property, the space has been extended to create a delightful kitchen breakfast room which displays an array of wall and floor units, finished with wood effect work tops and integrates many appliances. The space is further enhanced by a utility room and wash closet, with enough space to house laundry appliances.

The ground floor accommodation is completed with a snug which would also serve particularly well as a playroom being located in between the kitchen and utility area.

The staircase rises to a large central galleried landing which leads to a well-appointed family shower room and four dual aspect, double bedrooms. The main bedroom has

stunning views over the garden and has triple fitted wardrobes and an en-suite bathroom.

**OUTSIDE:**

Saturday house occupies a generous plot of 2.36 acres of beautiful grounds which includes an extensive gravelled driveway large enough for several cars.

The driveway leads to an enchanting rear garden which is mainly laid to lawn and bordered by pretty flowers, established shrubs and mature trees. A newly installed summer house sits to the left and has a patio area to the front which is the perfect spot for alfresco dining.

The property benefits from a double garage and studio which could be converted to offer a self-contained annexe STPC.













TOTAL FLOOR AREA: 2689 sq. ft (250 sq. m)  
 HOUSE: 2127 sq. ft (198 sq. m)  
 OUTBUILDINGS/GARAGE: 562 sq. ft (52 sq. m)



EPC RATING  
 TBC



COUNCIL TAX BAND  
 G



GENERAL INFORMATION  
 All services are mains connected

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

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