



Freehold



2 Folly Farm Gardens, Canterbury, CT2 7FR

- Contemporary Barn Style Residence
- 1800 Sq.Ft Of Thoughtfully Designed Accommodation
- Vaulted Ceilings & Engineered Oak Flooring
- Open Plan Living Area & Additional Reception
- High Specification Quartz Topped Kitchen
- Three Luxury Bathrooms & Four Double Bedrooms
- Carport Front & Rear Gardens
- Close To Canterbury West With High Speed Links To London



SITUATION:

Folly Farm Gardens has a wonderfully convenient yet semi-rural location just over a mile from the Cathedral city of Canterbury with many amenities on the doorstep which include the new Curzon cinema, M&S food hall, Excellent restaurants and the popular St Stephens 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. There is 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.

The property is exceedingly well placed for Canterbury West station, which offers a High-Speed Rail service to London (St Pancras 56 mins).

Fordwich approx. two miles away 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 and enjoys walks, cycling and paddle boarding along the River Stour.

The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a good selection of primary and secondary schools and excellent leisure facilities and is seven miles away.



DESCRIPTION:

A contemporary barn style residence built in 2017 as part of an exclusive development which has been thoughtfully designed using the highest degree of architecture giving a significant sense of space and light.

Set within the grounds of 17th century grade 11 listed Folly Farmhouse, there are just four family homes sympathetically designed to blend with the former surroundings, dark cladded facades to represent the barns which would have originally stood in its place.

There is almost 1800 sq.ft of beautifully appointed accommodation which presents vast open plan living areas, extensive glazing, and vaulted ceilings teamed with fine decor, a bespoke kitchen and beautiful natural materials.



The front door opens into an entrance hall with engineered oak flooring which has been laid seamlessly through the entire ground floor. To the left there is an open plan living room which has French doors to the front garden and large windows overlooking the rear garden and rolling countryside.

To the right of the hallway there is a dual aspect open plan kitchen breakfast room with another set of French doors leading to the south facing garden. The kitchen has been fitted with a bespoke shaker style kitchen with sleek quartz work tops, a ceramic Belfast sink, and many integrated Smeg appliances in addition to a double range five ring gas stove. The ground floor is further enhanced by an additional reception and cloak room off the entrance hall.

Stairs ascend to the first floor where one will find a magnificent vaulted galleried landing which leads to four bedrooms all with spectacular ceiling heights. There is a well-appointed family bathroom in addition to two ensuite shower rooms accompanying the larger bedrooms.

OUTSIDE:

Folly Farm was designed to blend with its surrounding and original heritage, the open barn provides two parking spaces.

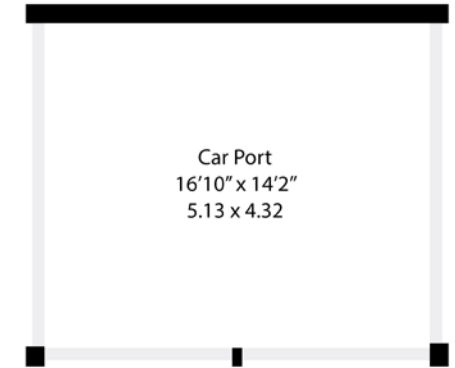
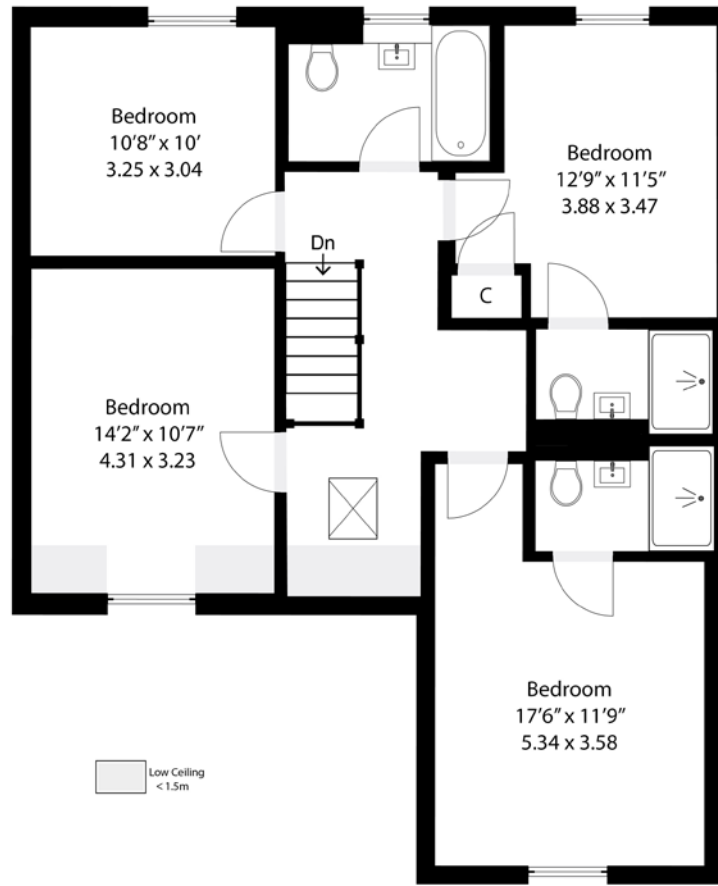
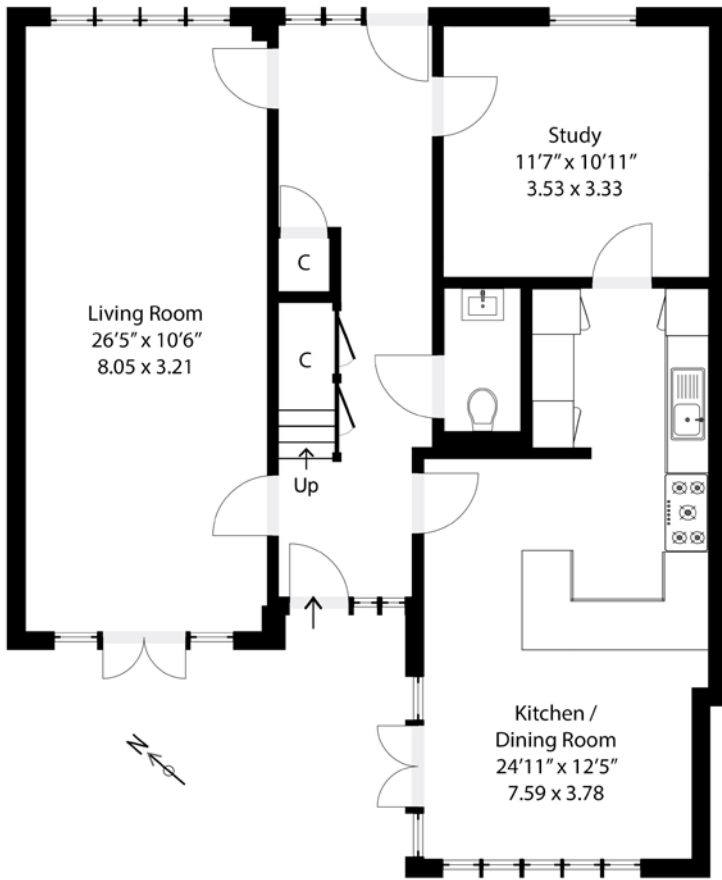
The property benefits from a lawned garden to the front and a private garden at the rear which has a lovely sandstone sun patio, the rest of the garden is mainly laid to lawn and looks out to an expanse of wild meadow and rolling countryside.











TOTAL FLOOR AREA: 2012 sq. ft (187 sq. m)
HOUSE: 1773 sq. ft (165 sq. m)
CAR PORT: 239 sq. ft (22 sq. m)



EPC RATING
B



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services re mains connected

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