



Freehold



## Orchard House, The Ness, Canterbury, CT1 3NL

- Substantial 1970's Built Family Residence
- Exceptionally Versatile Accommodation
- First Floor Self-Contained Annexe
- Five Bedrooms & Four Bathrooms
- Opportunity To Enhance & Modernise
- Potential To Extend STPC
- Set Within 0.21 Acres Of Secluded Gardens
- Close To Excellent Schools & Town Centre

### SITUATION:

The Ness is situated within an easy walk to Canterbury city centre and conveniently located for excellent secondary schools, including Simon Langton boys and girls grammar schools.

The Cathedral city of Canterbury offers a wide choice of amenities including a range of High Street and independent retailers, restaurants, pubs, leisure facilities and the very popular recently 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.

Ashford International station and the Channel

Tunnel at Folkestone are both about 14 miles away and provide regular Eurostar and shuttle services to the continent, whilst the A2/M2 motorway provides good access to both London and the Channel port of Dover.

The surrounding countryside is predominantly farmland and is ideal for those who enjoy outdoor pursuits, such as walking and horse riding, whilst the nearby Stodmarsh Nature Reserve offers excellent bird watching.

There are also numerous pretty villages nearby with typical village pubs to visit, such as Wingham, Littlebourne, Ickham and Wickhambreaux, giving you the ideal balance between city and country living.

The popular seaside town of Whitstable is situated seven miles from Canterbury and is famous for its seafood and annual Oyster Festival held at the vibrant harbour and picturesque quayside. The town has a variety of shops and boutiques, as well as high street names.



#### DESCRIPTION:

A substantial five-bedroom family residence, built in the 1970s, offering over 2,300 sq. ft. of exceptionally versatile accommodation—with the added bonus of an integral self-contained annexe.

Orchard House is nestled at the end of The Ness, a desirable close located just outside Canterbury's historic city walls. It's perfectly positioned near an array of excellent schools and within walking distance of the vibrant city centre.



The property occupies an especially enviable 0.21-acre plot, with beautifully secluded gardens that wrap around the entire home, as well as a driveway large enough to accommodate up to six vehicles.

The main house is remarkably flexible and presents an exciting opportunity for modernisation and potential extension (STPC).

There are multiple reception rooms, with the main living room enjoying a sunny, south-facing aspect. The kitchen/breakfast room sits adjacent to the dining room and could easily be opened up to create a spacious, open-plan family area.

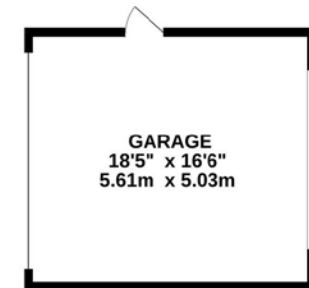
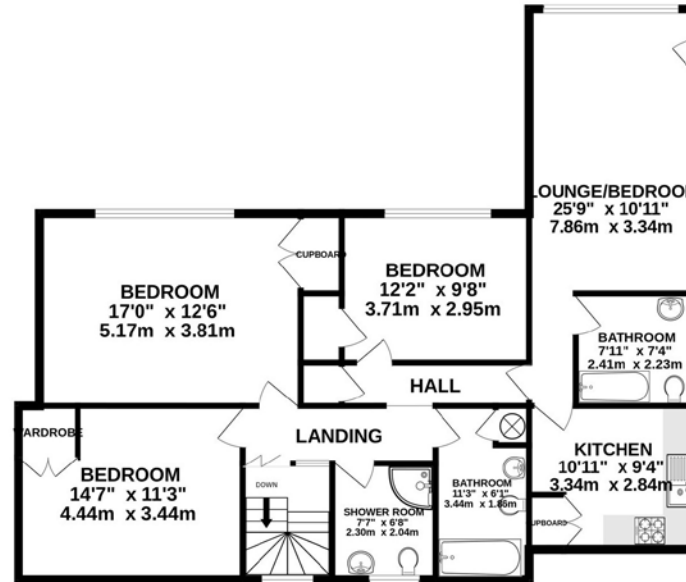
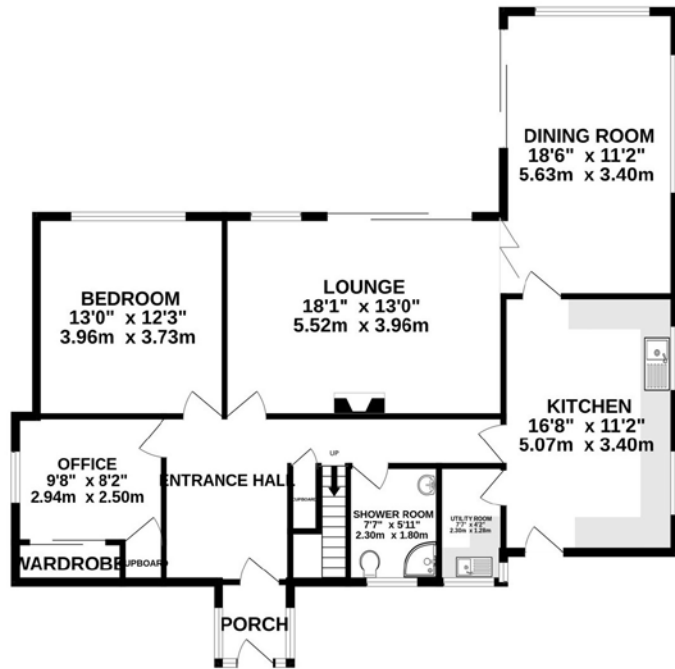
The property is currently configured with a self-contained annexe, accessed via external steps. Formerly used as a successful bakery school, this adaptable space is fully equipped with its own kitchen and bathroom, making it ideal for a relative seeking independence or as a potential holiday let.

#### OUTSIDE:

The house sits within 0.21 acres of gloriously private gardens, enclosed by mature hedging and young trees.

A generous patio area—accessed directly from sliding doors in both the dining area and living room—offers the perfect spot for outdoor entertaining or relaxing in peace.

An elegant gated driveway leads to ample off-road parking and a detached double garage.



TOTAL FLOOR AREA: 2604 sq. ft (242 sq. m)  
HOUSE: 2303 sq. ft (214 sq. m)  
GARAGE: 301 sq. ft (28 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

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.

