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Hamsterley Cottage, The Street, Stourmouth, Canterbury, CT3 1HY

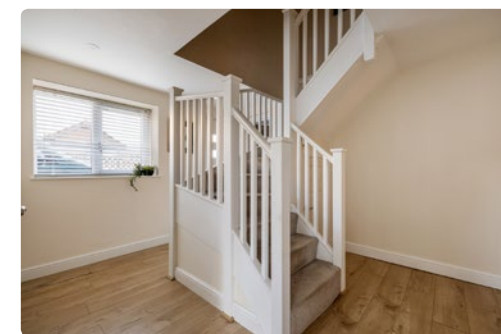
5 BEDROOMS | 4 BATHROOMS | 2 RECEPTIONS

Freehold



Hamsterley Cottage, The Street, Stourmouth, Canterbury, CT3 1HY

- Striking Detached Period Family Home
- Fine Architecture & Thoughtful Design
- Almost 2000 Sq.Ft Of Versatile Accommodation
- Four/Five Bedrooms & Four Bathrooms
- High Specification Throughout
- Open Plan Living Area With Bi-fold Doors
- Potential Annexe Opportunity
- Ample Parking, Driveway & Music Studio/Garage



SITUATION:

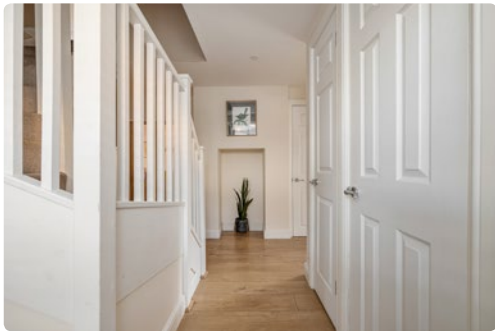
Stourmouth is a charming village on the outskirts of Preston. Nearby one will find The Church of St. Mildred, The Rising Sun and The Half Moon & Seven Stars public houses, a village shop, a butchers, and a popular primary school. There is a wonderful community spirit with Preston hosting an annual music festival. Stourmouth has excellent access to the A299 whilst being surrounded by some beautiful countryside which is ideal for walking and cycling. Thanet parkway offers excellent links to London and is just a 20 minute driveaway and will have you in London in just over an hour

Situated close by is the historic market town of Sandwich which is a bustling little town and one of the Cinque Ports. It has many independent shops and restaurants, a well-regarded grammar school and a lovely quay.

The thriving town of Margate is one of England's most quintessential seaside towns,

with its long, sandy beaches and traditional seaside shops and arcades. However, there is also a new and vibrant atmosphere in Margate, with the world-renowned Turner Contemporary art gallery and the regeneration of the Old Town, with its vast array of vintage shops and international cafes and restaurants.

The bustling cathedral city of Canterbury is just eight miles away and this offers an excellent range of shopping, leisure and educational amenities, including both state and private schools and three universities. It has two hospitals and two mainline railway stations (one with a high speed rail link which reaches London St. Pancras in just under an hour), along with a vibrant high street offering a fine selection of high street brands, independent boutique style shops and a wide range of pubs and restaurants serving a host of international cuisines.



DESCRIPTION:

A striking detached five-bedroom period residence offering almost 2,000 sq. ft. of spacious and versatile accommodation. Hattersley Cottage is nestled in the village of Stourmouth, occupying a generous plot that includes an extensive driveway and a private, westerly facing rear garden.

Originally built as two Victorian-era cottages, the property has since been transformed into one substantial home. Creatively extended and thoughtfully reconfigured with architectural flair, the property now features open-plan living areas, bi-fold doors, multiple bathrooms, and a granite-topped fully integrated kitchen. These modern, luxury additions blend seamlessly with the home's charming period features, which include stripped wooden doors, exposed brickwork, and an original Victorian fireplace.

The façade is a charming combination of pale render and weatherboarding, complemented by aluminium-framed windows finished with



decorative, characterful shutters. The front door, accessed from the driveway, opens into a spacious entrance hall featuring ample built-in storage and a staircase leading to the first floor.

To the left is a study or alternatively a guest bedroom, whilst to the right, the space opens into a stunning vaulted kitchen/dining room. Forming part of a thoughtfully designed extension, this area emphasizes natural light, beautifully drawn in through skylights and bi-fold doors. The kitchen is fitted with an array of units and integrated appliances; all topped with rich granite work surfaces that extend into a stylish breakfast bar. The dining area enjoys views of the garden, creating a bright and sociable space.

French doors lead into a generously sized living room, which features a cast-iron fireplace set within an ornate decorative mantle, adding warmth and character to the space. From the dining room, a few steps rise to the west wing of the house, which offers excellent potential as a self-contained annexe

with its own access from the rear garden. This area includes a shower room, a separate utility room, and an additional reception or bedroom.

On the first floor, there are three bedrooms and a well-appointed family bathroom. The dual-aspect principal bedroom is split-level, creating a private suite with its own bathroom and dressing area, whilst another bedroom on this floor also benefits from an en suite shower room.

OUTSIDE:

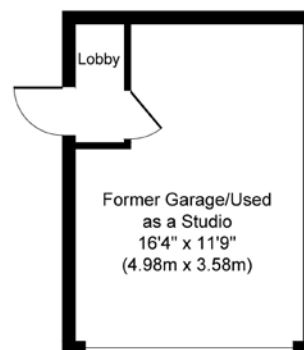
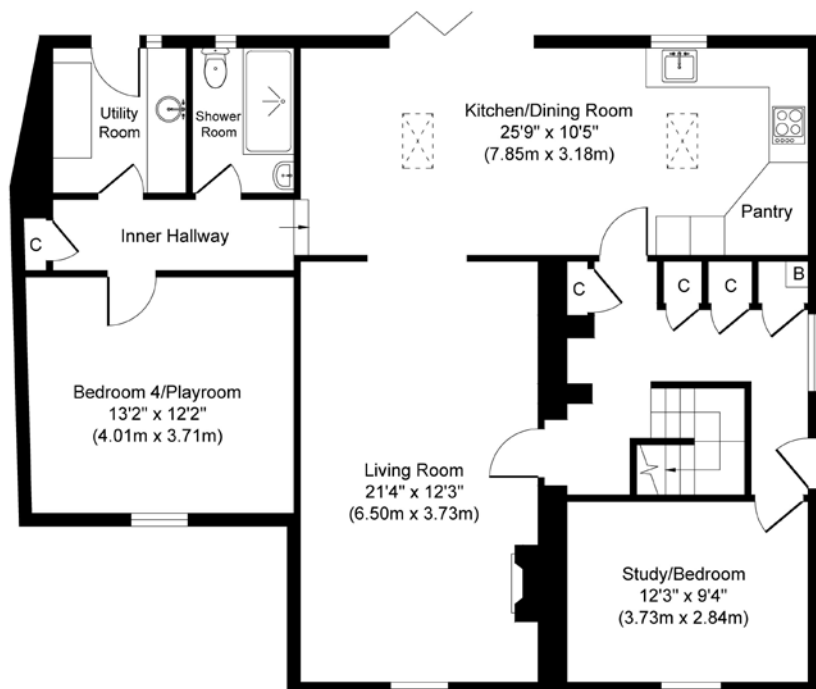
Hamsterley Cottage is a spacious property set on a generous plot with ample parking, a driveway leads to a detached double garage, now converted into a music studio. The west-facing garden features a full-width patio with a pergola for shade, vibrant flower beds edged with railway sleepers, and mature shrubs that attract wildlife. Stone steps lead to a lawn enclosed by a picket fence, beyond which lies a children's play area and a shaded woodland.



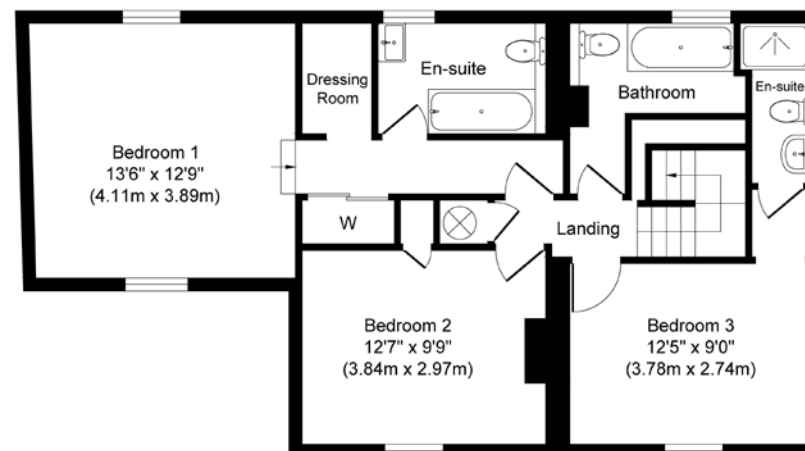








Garage
Approximate Floor Area
192 sq. ft
(17.82 sq. m)



TOTAL FLOOR AREA: 2122 sq. ft (197 sq. m)
HOUSE: 1930 sq. ft (180 sq. m)
GARAGE: 192sq.ft (17 sq. m)



EPC RATING
C



COUNCIL TAX BAND
E



GENERAL INFORMATION
Private drainage
All other services are mains connected

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

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