



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

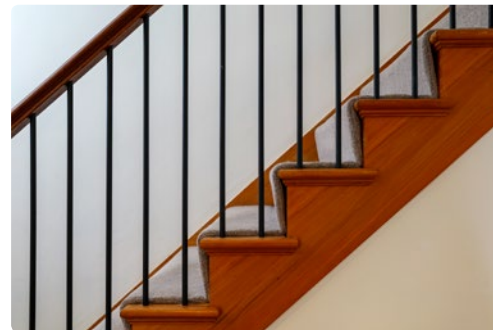
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3, St. Marys Road, Patricbourne, Canterbury, CT4 5BY

4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



3, St. Marys Road, Patrixbourne, Canterbury, CT4 5BY

- Beautifully Presented Detached Residence
- Open Plan Living Area & Additional Reception
- Four Bedrooms & Two Bathrooms
- Creative Décor & Thoughtful Interior Design
- Quartz Top Kitchen & Separate Utility Are
- South Facing Rear Garden & Summer Cabin
- Large Driveway & Integral Garage
- Close To The Cathedral City Of Canterbury

SITUATION:

The village is surrounded by beautiful rolling countryside—ideal for those who enjoy outdoor pursuits—and is close to Howletts Wildlife Park. The neighbouring village of Bekesbourne offers a train station with a regular service from Dover to London Victoria (via Canterbury East), as well as a village hall hosting numerous clubs and societies, a recreation ground, playground, and sports field.

Nearby Chalkpit Farm provides an excellent rural shopping experience, with a selection of local businesses including a coffee house, fine food deli, and veterinary surgery. Patrixbourne also benefits from superb access to Canterbury and convenient links to London via the A2/M2 motorway network.

The nearby villages of Bridge (approx. 1.5 miles) and Littlebourne (approx. 2 miles) offer further local amenities, including primary

schools, village stores, churches, and doctors' surgeries.

The city of Canterbury provides an extensive range of shopping, leisure, and cultural facilities, including the Whitefriars Shopping Centre and a vibrant High Street filled with a blend of national retailers, independent shops, cafés, and restaurants.

Canterbury also offers an excellent choice of educational establishments, from highly regarded state and private schools to three universities. The city is served by two mainline stations, with high-speed services to London St Pancras available from Canterbury West.



DESCRIPTION:

A beautifully presented four-bedroom detached residence, situated within a small and exclusive close in the sought-after village of Patixbourne, conveniently located just a short drive from the cathedral city of Canterbury.

Extending to almost 1,700 sq. ft. of spacious and versatile accommodation, including the integral garage, the property has been aesthetically enhanced by the current owners with creative décor and thoughtful interior design with further improvements have been made to the generously sized, south-facing rear garden.

The elegant façade is symmetrically arranged, with a central front door framed by attractive windows and set beneath a pitched canopy. The entrance opens into a spacious hallway featuring herringbone flooring and a stylish staircase rising to the first floor. To the right, a bay-fronted, triple-aspect sitting room benefits from a fireplace with a limestone



mantel surround, along with French doors opening onto the garden.

Spanning the rear of the property, the open-plan living space forms a superb hub of the home. The kitchen is fitted with dark cabinetry, complemented by rose gold handles, quartz worktops, and under-pelmet lighting, centred around a generous island/ breakfast bar illuminated by pendant lighting.

A range of integrated appliances are included, notably a Franke boiling water tap and double range stove. The space flows seamlessly into the dining area, which features French doors leading out to a raised, decked sun terrace. A utility area has been thoughtfully arranged within the integral garage, alongside space for a home gym. The ground floor is further complemented by a study/snug and a cloakroom.

To the first floor there are four double bedrooms and a well-appointed family

bathroom. The principal bedroom is enhanced by bespoke panelling, an extensive range of fitted wardrobes, and an en-suite shower room.

OUTSIDE:

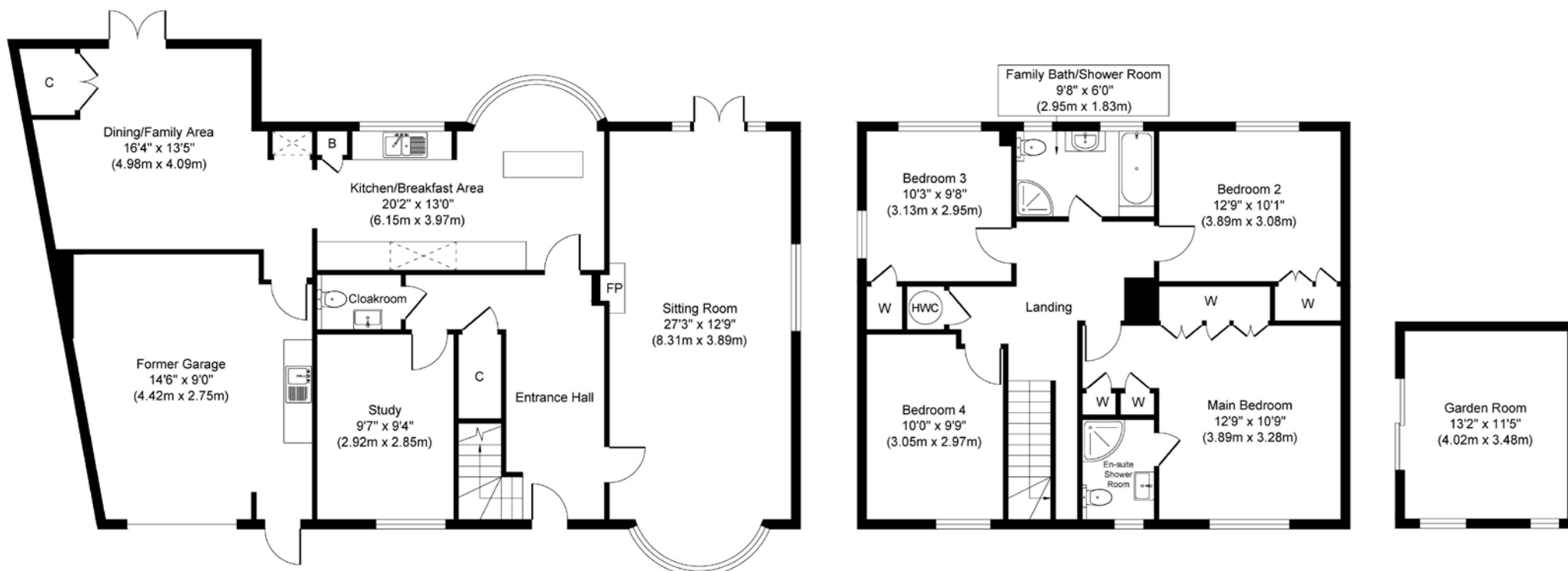
The south-facing garden wraps around the property and has been designed for both relaxation and entertaining. A raised composite deck is accessed directly from the dining area, while a sun terrace can be reached via the sitting room. The remainder of the garden is mainly laid to lawn, bordered by established shrubs and intersected by a garden path. A further decked area houses a hot tub, which may be available by separate negotiation. In addition, a fully insulated cabin provides an ideal space for home working or could serve as an art studio or summer house. To the front the driveway provides parking for several cars and leads to the integral garage which is currently used as the utility room and home gym.











TOTAL FLOOR AREA: 2569 sq. ft (238 sq. m)



EPC RATING
D



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

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

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