



Blaxland Barn  
High Street | Fordwich | CT2 0DX





# Seller Insight

“The property has been in the family since it was originally built in 1994 but it had been let for some years. However we came back here in 2016 having completely renovated and updated the house, including a new en-suite and a new kitchen. We have enjoyed living here but with the family having grown up and moved away we are now going to live nearer to them. We have always loved the unusual character of the place and the fact that it is so light and airy and being in a small enclave it is also very safe, quiet and peaceful.

Although we are in a rural environment the area is also extremely convenient as we are very close to the retail park, only a short drive or bus ride to the centre of Canterbury and a few minute's walk from the station at Sturry, where you can connect at either Canterbury West or Ashford train stations for the high speed train that can whisk you to London in just over an hour.

Fordwich is famous for being the smallest town in England with its own town hall. It is full of attractive and historic buildings and the river Stour running through the centre. It includes the excellent olde worlde George and Dragon pub as well as the Michelin Star Fordwich Arms restaurant that you can easily walk to if you want an evening out and don't want to drive. Also within easy walking distance in the adjacent village of Sturry is the renowned Kathton House fine dining restaurant, a pharmacy, post office, hairdresser and Co op convenience store as well as the famous Kings School Junior school and the Sturry primary school, graded Outstanding by Ofsted.

For anyone who enjoys outdoor pursuits you can walk across to the Canterbury golf course and there are other wonderful places to go for walks with the dog. There is the Sturry cricket club and fishing available on the river Stour while the nearby Westbere Lakes offers sailing opportunities as well as fishing and clay pigeon shooting takes place at the Greenfields Shooting grounds in Sturry. Other sporting activities are available at the Polo Farm Club and the Kingsmead Leisure Centre.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



# Step inside

## Blaxland Barn

This very attractive property is one of three delightful houses surrounding a central gravel courtyard and built on the site of an old farmyard. Although it has echoes of a bygone era Blaxland Barn was actually constructed in 1994 using reclaimed bricks and a similar footprint to the original barn it replaced and was updated and refurbished in 2016 bringing it very much into the 21st century.

As you walk through the front door you can immediately feel the wonderful character of the place and the fact it is so light, bright and spacious. No where is this better illustrated than in the awe inspiring double height entrance hall. This has the real 'wow factor' with stunning features wherever you look, including the vast galleried landing, the beamed and vaulted ceiling, the large window area and the feature brick walls. To add to this you can see through a wall of glass panels straight into the dining room. The charming character of this lovely family home is enhanced even further as you walk into the well proportioned, triple aspect drawing room with its brick fireplace and bressumer beam, central vertical and horizontal beams, brick wall panel, glazed french doors to the garden and double glass doors to the dining room. When these are open it provides a wonderful free flowing entertainment space between the two rooms.

The delightful kitchen was designed by the award winning Roots of Boughton with an array of storage units, a wide peninsula with curved end cupboards and a variety of appliances including a 'hide and slide' built in oven and combi microwave, an induction hob, fridge and dishwasher. This is open plan to the cosy breakfast area with its gas 'log burner' style fire, access to the front terrace and to the adjacent utility room that in turn has a door to the double garage that has been constructed in keeping with the rest of the property. There is also a very useful and good sized study on the ground floor with a wall of built in shelving and cupboards as well as a shower room.

On the first floor the landing is large enough to be used as a play area and leads to the family bathroom and to the five double bedrooms. These include one that is currently in use as a study with built in office furniture as well as to the master incorporating a walk in wardrobe and modern en-suite with its triple sized shower room and underfloor heating. There is also access to the large and partially boarded attic that provides plenty of storage facilities.

The outside is equally delightful with a charming west facing rear garden that has been lovingly tended over the years. It includes a large Indian sandstone terrace for al fresco dining or just sitting and admiring the view of a large lawn surrounded by beautiful shrub and floral borders as well as the original brick wall, hedging and new fencing and a summerhouse. There is a side patio with a garden shed and another access to the garage while at the front of the property you will find plenty of space in front of the garage for off road parking as well as two parking spaces available for visitors to the complex.







### Travel Information

#### By Road

Sturry Station	0.6 miles
Canterbury West Station	3.2 miles
Ashford International	18.2 miles
Dover Docks	20.4 miles
Gatwick Airport	70.1 miles
Charing Cross	64.7 miles

#### By train from Sturry

High-Speed St Pancras	1hr 2mins
Charing Cross	1hr 40mins
Victoria	1hr 28mins
Ashford International	22 mins

#### By Train from Canterbury West

High-Speed St. Pancras	54 mins
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#### Leisure Clubs & Facilities

Sturry Cricket Club	01227 713894
Greenfields Shooting	01227 713222
Westbere Frostbite Sailing Assoc	01227 830272
Mid Kent Fisheries (Westbere)	01227 730668
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Kingsmead Leisure Centre	01227 769818

### Healthcare

Sturry Surgery	01227 710372
Northgate Medical Practice	01227 208556
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

### Education

#### Primary Schools:

Sturry Primary	01227 710477
Kings Junior	01227 714000
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600

#### Secondary Schools:

Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 762436
St Edmunds	01227 475000

### Entertainment

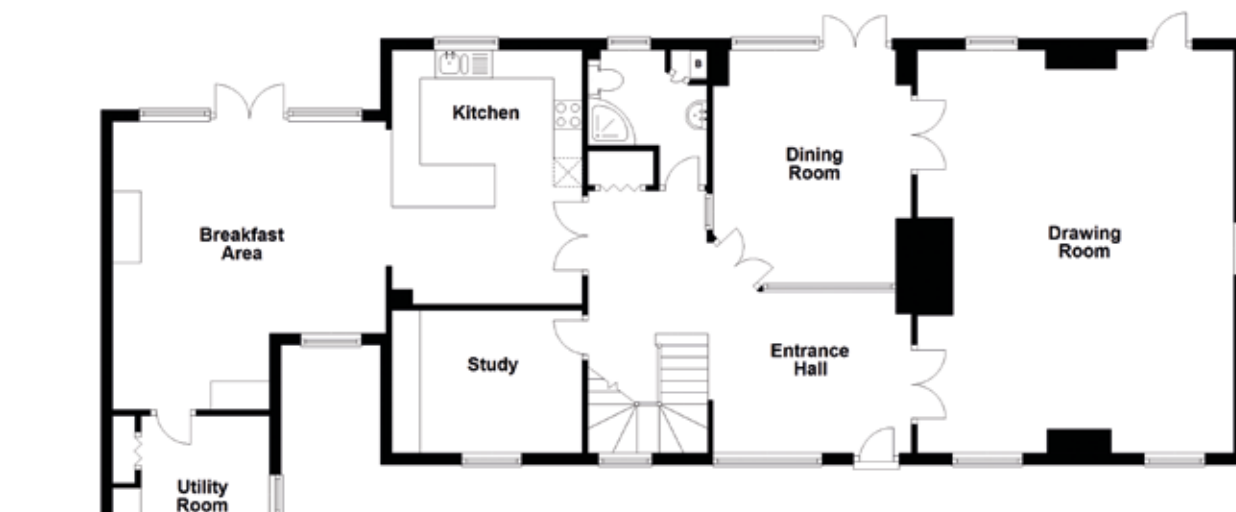
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266
Kathton House	01227 719999
George and Dragon	01227 710661
Fordwich Arms	01227 710444

### Local Attractions/Landmarks

Wildwood Discovery Park
Wingham Wild Life Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum

### Split Level Ground Floor

Approx. 170.3 sq. metres (1833.3 sq. feet)



### SPLIT LEVEL GROUND FLOOR

Entrance Hall	
Drawing Room	23'2 x 18'4 (7.07m x 5.59m)
Dining Room	14'5 x 12'6 (4.40m x 3.81m)
Shower Room	
Study	11'2 x 7'8 (3.41m x 2.34m)
Kitchen	14'9 x 11'2 (4.50m x 3.41m)
Breakfast Area	16'6 (5.03m) x 15'5 (4.70m) narrowing to 11'9 (3.58m)
Utility Room	9'9 x 8'8 (2.97m x 2.64m)

### FIRST FLOOR

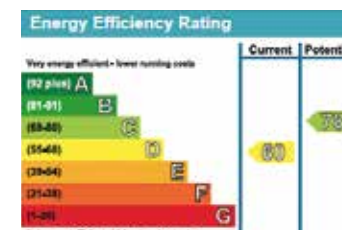
Galleried Landing	
Bedroom 2	11'3 x 10'3 (3.43m x 3.13m)
Bedroom 3	11'2 x 10'3 (3.41m x 3.13m)
Bathroom	
Bedroom 5	9'2 x 9'1 (2.80m x 2.77m)
Bedroom 4	11'2 (3.41m) x 9'1 (2.77m) narrowing to 7'1 (2.16m)
Master Bedroom	18'4 (5.59m) x 13'8 (4.17m) narrowing to 10'8 (3.25m)
Walk-in Wardrobe	
En-suite Shower Room	

### OUTSIDE

Rear Garden	
Driveway	
Double Garage	20'1 x 18'1 (6.13m x 5.52m)

### First Floor

Approx. 95.8 sq. metres (1031.4 sq. feet)





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