



Windleaves  
Fleets Lane | Tyler Hill | Canterbury | Kent | CT2 9LZ

FINE & COUNTRY



# WINDLEAVES

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# Step inside

## Windleaves

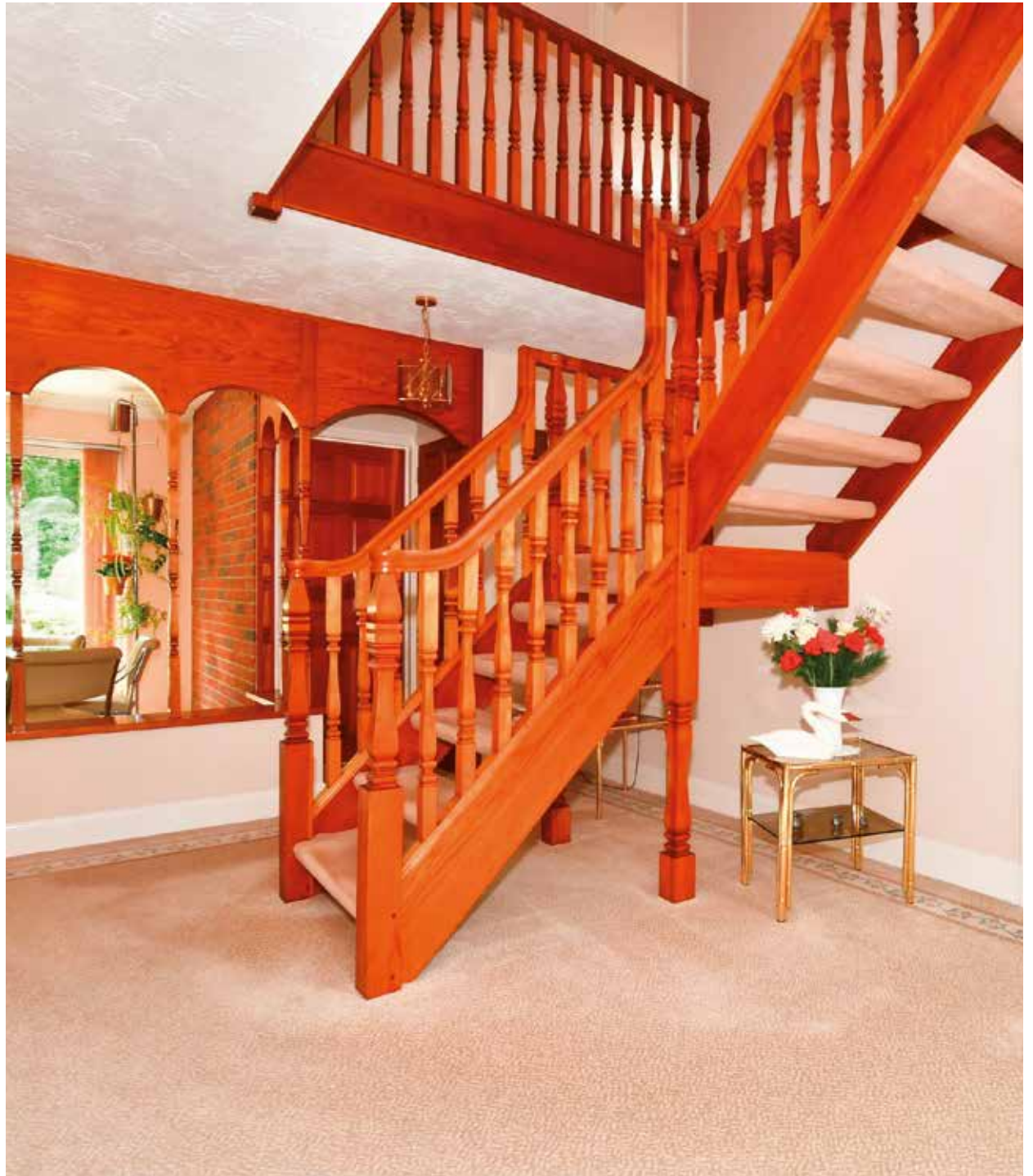
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Designed and custom built for very discerning owners more than 30 years ago this magnificent and unique residence has never before been on the market. It is surrounded by 5.42 acres of garden, grounds and woodland that stretches across to Hackington Road in Tyler Hill. As you sweep through the impressive electronic wrought iron gates, you are immediately wowed by the sight of the house, the trees and the large oval driveway that surrounds a beautifully manicured lawn and vast oval flower bed. With its Palladian style entrance porch, beautiful mellow brickwork, symmetrical multi-pane and bay windows the exterior of the house is a delight, making you impatient to see what lies beyond the double front door – and you won't be disappointed.

Immediately you cross the threshold into the warm and welcoming open plan reception hall you realise the beautifully designed interior is something special. The hall is double height with views of the attractive galleried landing, an open tread staircase and fascinating wood framed arches providing an open plan feel through to the kitchen/breakfast room. There is an elegant, dual aspect lounge with an impressive brick fireplace and a modern log fire as well as bespoke carpeting that flows through the main reception rooms and wide sliding doors to the vast Indian sandstone terrace. Through the lounge there is a trendy dual aspect bar and family room with a reinforced floor for a pool table, patio doors to the terrace and an awe inspiring Kent ragstone chimney breast and fireplace with a marble hearth and is just the place to relax after a busy day.

For more formal occasions there is a charming dining room where you can entertain your guests to delightful meals and, for ease of catering, is adjacent to the fabulous kitchen/breakfast room that was created by the renowned Design Interiors. Here you will find a vast central island/breakfast bar with storage cupboards and a wine cooler as well as units housing a double oven, gas hob, built in microwave and inset American fridge freezer. There is also an informal dining area with patio doors to the terrace and a bespoke hexagonal table and six chairs with the same granite top as the rest of the work surfaces. The ground floor also includes a study expertly fitted out by Hammonds, a utility room, a cloakroom with gold plated fittings and a vast gym that was originally the integral double garage but now has a full length mirrored wall and doors to the terrace and could be used for a variety of purposes.

Off the U-shaped galleried landing on the first floor you will find the attractive and unusual family bathroom with its blue-edged corner bath and separate shower as well as a large sauna room and four double bedrooms that all have a wall of built in wardrobes, many with mirrored fronts. These include the delightful main bedroom that also has a sumptuous and contemporary en-suite bathroom incorporating a separate shower and carpeted steps up to a Jacuzzi bath.





















# Seller Insight

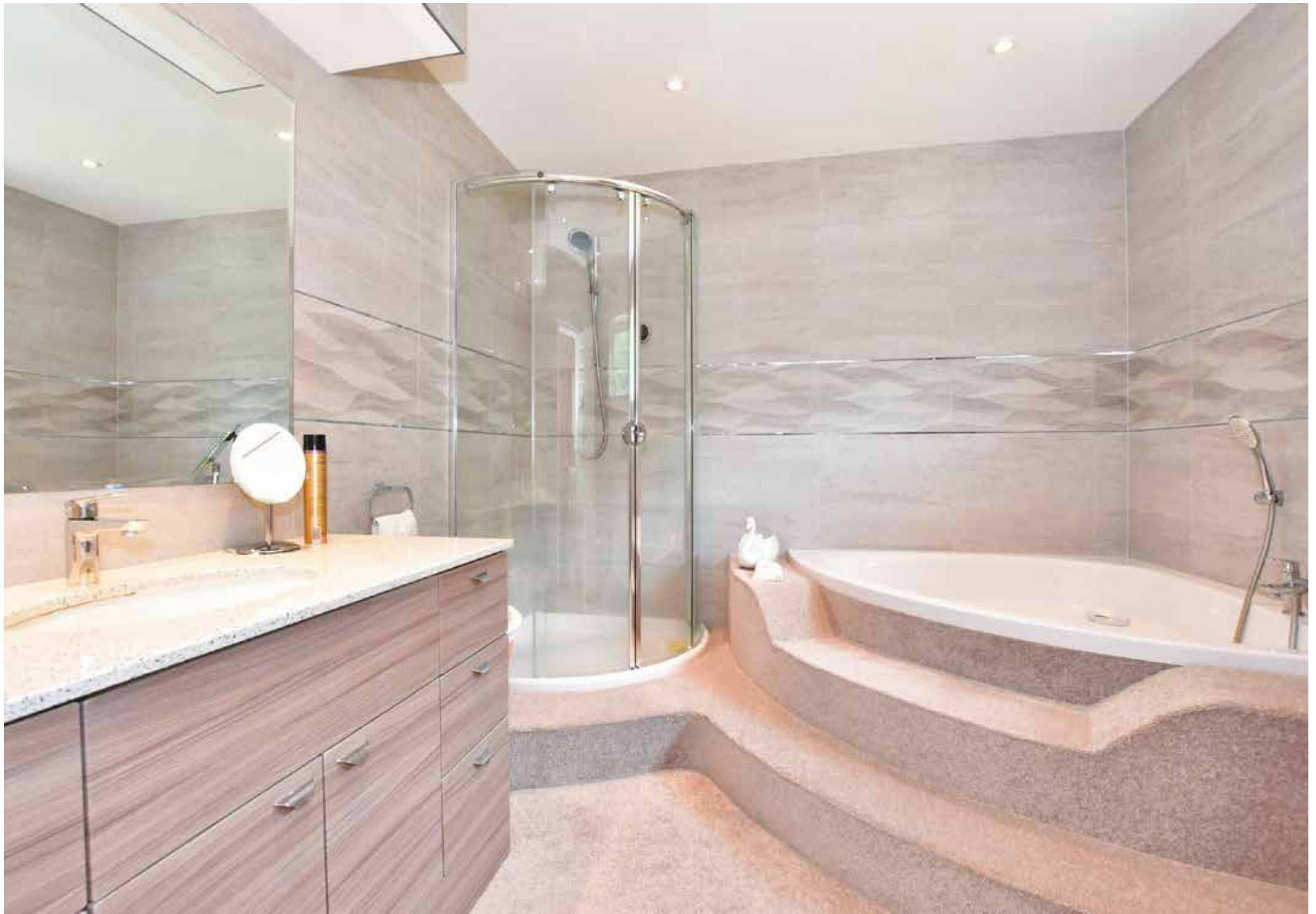
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“ We moved back to the UK from America over 30 years ago and wanted to create a home that was unique and incorporated features we had seen in American houses. We were fortunate enough to find a great builder who offered us this amazing piece of land provided we had plenty of imagination and he could build the house. Without further ado we found an equally special architect to work with the builder and this amazing property is the result of which we are extremely proud. It will be a great wrench to leave but we feel it is necessary now to downsize and move nearer our daughter. We would be happy to include any of the fixtures, fittings and furniture with the sale of the house.

*Although it is very quiet and peaceful, we can walk to Kathton House at the Tylers Kiln for a delicious meal. We are also quite close to the University of Kent and only a short distance to two prominent private schools. It is only five minutes' drive to the centre of Canterbury with its historical buildings, high street stores and individual shops as well as a plethora of bars and restaurants, the Marlowe theatre, first rate state and other private schools. There are also two stations including the high speed train to St Pancras from Canterbury West that can whisk you to London in less than an hour. Alternatively we can be in Whitstable with its shops, harbour and famous oysters in 10 minutes while the nearby Gulbenkian theatre and cinema on the University campus provide additional entertainment facilities”. \**

\*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.

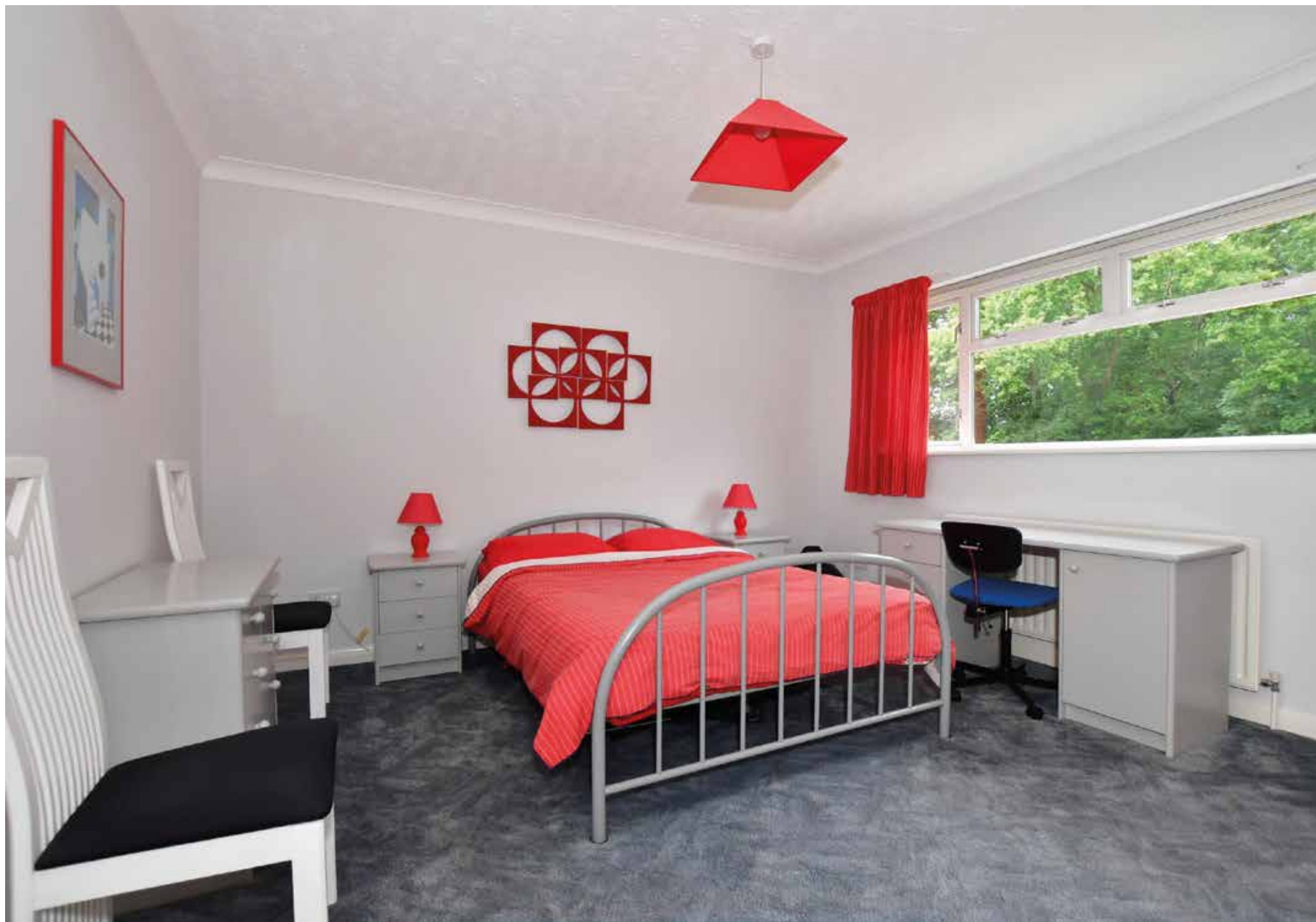


















# Step outside

## Windleaves

Off one side of the house is a large forecourt where you can park numerous vehicles and a detached, pitched roof three car garage built of similar brick to the main house. This has electronic doors, an outside toilet and access to the roof space that could be converted into a self-contained apartment as electricity, water and sewage facilities are already in situ. The rear garden is mainly laid to lawn with a pergola and a discreetly hidden greenhouse as well as a charming wood and tiled roof Breeze House gazebo. Fabulous azaleas, rhododendrons, Japanese wisteria and other colourful shrubs encircle the garden with the trees and woodland providing an impressive backdrop and incorporating 'secret' trails and a pathway taking you as far as Hackington Road and beyond the front driveway there are yet more large lawns virtually concealed from the house and surrounded by trees.



















#### Travel

By Road:	
Canterbury West Station	2.3 miles
Canterbury East Station	3.3 miles
Ashford International	17.1 miles
Dover Docks	20.0 miles
Channel Tunnel	21.3 miles
Gatwick Airport	68.9 miles
Charing Cross	64.0 miles
By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins
By Train from Canterbury East	
Charing Cross	1h 55mins
Victoria	1h 33mins
Dover Priory	20 mins

#### Healthcare

Blean Surgery	01227 764211
Canterbury Health Centre	03000 426600
Northgate Medical Practice	01227 208556
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

#### Education

Primary Schools	
Blean Primary	01227 471254
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
Kings Junior	01227 714000

#### 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 763231
St Edmunds	01227 475600

#### Leisure Clubs & Facilities

Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Broome Park Golf Club	0800 358 6991
Kingsmead Leisure Centre	01227 769818

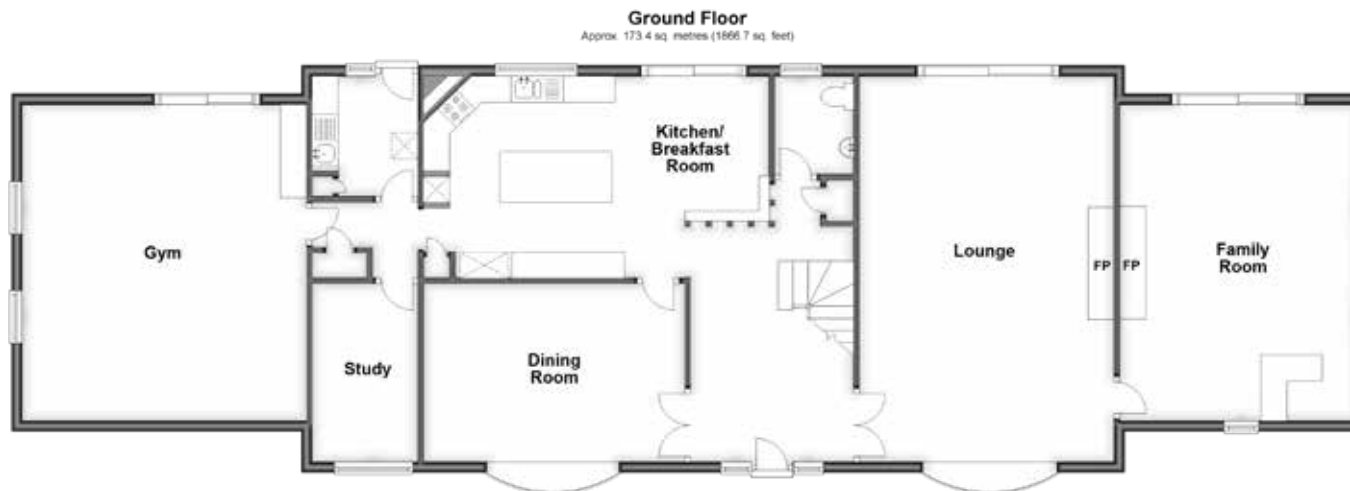
#### Entertainment

Kathton at Tyler's Kil	01227 471912
Marlowe Theatre, Canterbury	01227 787787
Gulbekian Theatre and Cinema	01227 769075
Pinocchio's	01227 457538
Cafe des Amis	01227 464390
Abode Hotel	01227 766266

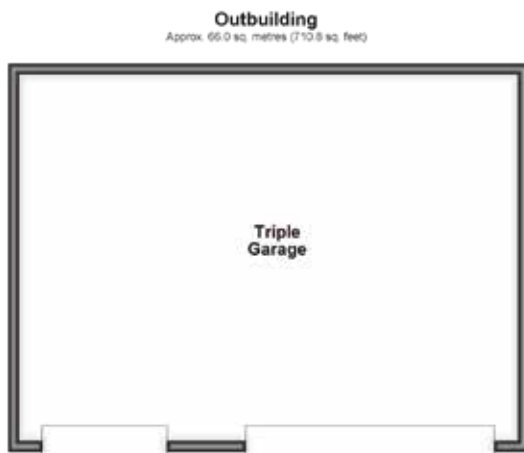
#### Local Attractions / Landmarks

Howletts Animal Park
Wingham Wild Life Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum









## GROUND FLOOR

Reception Hall	
Cloakroom	
Lounge	24'1 x 15'9 (7.35m x 4.80m)
Family Room	20'11 x 14'8 (6.38m x 4.47m)
Dining Room	16'3 x 11'1 (4.96m x 3.38m)
Kitchen/Breakfast Room	21'6 (6.56m) narrowing to 16'0 (4.88m) x 12'6 (3.81m)
Utility Room	
Study	11'1 x 6'5 (3.38m x 1.96m)
Gymnasium	19'9 x 17'8 (6.02m x 5.39m)

## FIRST FLOOR

Landing	
Bedroom 2	16'0 into fitted wardrobes x 11'1 (4.88m x 3.38m)
Sauna	
Bedroom 3	15'6 into fitted wardrobes x 11'1 (4.73m x 3.38m)
Bedroom 4	14'3 into fitted wardrobes x 12'6 (4.35m x 3.81m)
Bath/Shower Room	9'2 x 8'8 (2.80m x 2.64m)
Main Bedroom	16'0 into fitted wardrobes x 12'6 (4.88m x 3.81m)
En-suite Bath/Shower Room	9'8 x 9'2 (2.95m x 2.80m)

## OUTSIDE

Rear Garden  
Woodland  
Side Garden  
Gated In & Out Driveway

## OUTBUILDING

Triple Garage	31'1 x 22'10 (9.48m x 6.96m)
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		







# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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