



Nethersole Cottage  
The Street | Womenswold | Canterbury | Kent | CT4 6HE

FINE & COUNTRY

# NETHERSOLE COTTAGE

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# Step inside

## Nethersole Cottage

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Only two minutes off the A2 and an hour's drive from London, tucked away down a small country lane within a Conservation Area lies the hamlet of Womenswold. Upon entering Womenswold, overhanging trees welcome you creating an archway approach into this picturesque hamlet that includes a dozen Grade II Listed properties nestling around the delightfully named St Margaret of Antioch Grade 1 Listed church, with its origins in the 1200s. There are also delightful events organised by the residents including the annual Open Gardens where you can experience the delights of a variety of beautifully presented cottage gardens.

One property that may give the appearance of being from a bygone era is the charming Nethersole Cottage as the exterior has been faithfully constructed to blend in with the surrounding listed buildings in the area. Although on the site of an original 300-year-old cottage it is in fact a stunning new build, created as a labour of love and with no expense spared by the owner. As both a highly experienced construction and project manager, the owner has been involved with every aspect of the design and build process for the property where no detail was too small and where he personally specified all the bespoke high-end fixtures and fittings that go to make this home unique and contemporary while also integrating some historical and period features.

Welcoming you at the front entrance of the property is a solid wood front door painted in a mellow thistle colour, with an antique bronze lantern light positioned either side. The 'wow factor' really comes into its own as you walk through the front door and see the fantastic light and bright, dual aspect open plan space before you. Your first glance is looking through the bespoke bi-folding traditional French doors directly in front of you that provide a stunning view across the fields and beyond that seem to stretch into infinity.

The open plan ground floor includes a large dining area in front of the traditional French bi-folding doors which is a great space for entertaining. The stone floor flagstones are hand aged, antique grey bar limestone set in smoke grout, while the attractive 'linen' coloured units are crafted by Devol, the renowned British kitchen cabinet maker and the worktops are a beautiful Carrera marble. The island offers a contrast in colour therefore stands out as a centre piece of the kitchen space and is finished in the tasteful shade of Clerkenwell blue. There is inset lighting and underfloor heating throughout the property but also, above the dining table and central island there are stunning antique bronze hand forged lights created by Original BTC lighting from Chelsea Harbour.

The kitchen incorporates a deluxe Rangemaster cooker as well as a variety of Miele appliances including a full height fridge and separate freezer, a larder cupboard, dishwasher and a similarly fitted adjacent utility room with laundry appliances and stable doors to the side of the property. All the bathrooms are designed by West One Bathrooms from Battersea, incorporating Samuel Heath City Bronze fixtures and fittings, including the ground floor shower room that has three hundred year old reclaimed quarry floor tiles laid, with traditional white metro tiles set full height in brickwork and a charming arched window incorporating a soldier course.

Although open to the kitchen and dining area the lounge creates a completely different and cosy atmosphere. It has individual Franklin antique engineered oak herringbone flooring planks by Tedd Todd laid, with bespoke joinery fitted either side of the beautiful fireplace as a focal feature. This has a central Bressumer style beam which is actually one of the floor beams from the original cottage, the beam has been lovingly restored by stripping, torching and coating in Caulked oil to bring through the grain and finished in a low emissivity matt lacquer. Within the fireplace antique stock bricks have been set to a herringbone pattern set in lime, with a Chesney Shoreditch log burner installed upon a hearth created from unique Victorian tiles which have a wonderful patina to their finish.

A truly unique and very impressive curved floating oak staircase, with a glass and oak banister deigned by Grand Design Staircases, leads up to the glass galleried first floor landing. The staircase appears completely organic due to its quality in design ensuring that there are no fixtures visible, the floating treads appear to grow from the walls and project through the glass balustrade into the stairwell. The galleried first floor landing has a vaulted ceiling and large skylight above providing plenty of natural light which casts through 10 beautiful hand-blown fittings incorporated into a bespoke cascade light designed by Curiouser and Curiouser lighting. Internal doors are handmade in hardwood to a classic design, hand painted in the farrow and Ball Drop cloth finish, all ironmongery associated is dark bronze.

There is a contemporary family bathroom with Carrera marble finish, and four double bedrooms all of which possess stunning views. The main bedroom has an en-suite shower room, shelved storage cupboard and separately a purpose-built walk in fitted wardrobe space.

From the ground floor an oak zig-zag staircase winds down to the lower ground floor basement level, which provides another aspect to the property which is full of wonderful surprises. There is a large storage area externally clad in oak veneer below the stairs, ideal for storing those vintage wines, as well as a vast games room which is vast enough to house a full-size snooker table or create an excellent cinema room.

You will also find a cloakroom and a stunning bar/entertainment room with a wall of Bond Street blue shaker style fitted units, also made by Devol, housing integrated fridge-freezer, dishwasher, and wine cooler as well as a long bar with a row of aged elm bar stools. Adding further depth to the background of this area are Ocean Gloss wall tiles by Mandarin stone laid in soldier courses up to and between two oak shelves perfect for storing mixers and cocktail essentials! This basement room also has a window and traditional French doors encouraging natural light in, the doors leading to an external staircase providing a separate entrance to the basement level from outside of the property ensuring that this truly unique entertainment space can be utilised without the need to affect the upper floors containing family living areas.

Adding further to the basement is a walk-in plant room, located within which are the hot water storage cylinder and heating controls, ventilation and heat exchange unit and water softener. There is also a data rack for the CCTV, Wi-Fi heating controls and internet which is supplied via fibre and excellent throughout the property on all levels due to routers being discreetly integrated for each floor. As the Smart lighting systems installed throughout the property allow you to control the lights either Alexa, from your smart phone, or the traditional switch plates which are finished in Jordan Bronze. Additional power is available within the basement utility room should it be required to permit any future adaptations to this level.















# Seller Insight

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“ I fell in love with the area as soon as I first visited due to the remoteness of the location, whilst still having great transport links, the aesthetics of the surrounding properties and the outstanding views and local wildlife. I find the view which constantly changes through the seasons, and the environment truly amazing and it has been a pleasure to create a property that sits well within its conservation setting. I am sure that anyone who visits will agree that the plot has warranted producing something truly unique. One of the great things about the location of the plot is that it is situated upon the North Downs Way which is an ancient Roman footpath therefore the area in front of the property is protected from any future development.

Originally, I designed and built the property to live in myself but my plans have changed. I am hopeful that any new owner will feel the love that has gone into creating the property, whilst appreciating the understated class that runs throughout. A lot of thought and effort that has gone in to creating this 'one-of-a-kind' property which performs so well on an ergonomic level whilst being finished to the highest standard. Whether you are looking for a permanent family home or a wonderful 'lock up and go' holiday and weekend retreat this cottage has it all. Indeed, for anyone wanting that special permanent or holiday home they can walk straight into without having to lift a finger except to open a bottle of wine, this is the place and if you don't want to worry about installing your own furniture you can arrange to retain the stunning furniture and furnishings that give this property that added elegance.

Behind the property's antique stock brickwork finish lies the construction method used to build the superstructure; ICF (Insulated Concrete Formwork/Nudura). This construction method has become more widely used in recent years within the UK due to its recognised outstanding performance in use regarding energy consumption and consistent ambient temperature that is achieved within. The energy efficiency of the building is truly impressive whilst it also performs exceptionally well ergonomically with an ambient internal temperature that hardly changes beyond 2-3 degrees, irrespective of the outside temperature, so is very energy efficient. I am very proud of the internal finish achieved within the property, the way the exterior seamlessly blends into the surrounding environment, and the way it performs regarding its energy efficiency.

Although Nethersole cottage lies within a rural hamlet surrounded by countryside, its location permits simple access for travel via the A2 for London, Canterbury or Dover for the Continent. There is even a nearby road that takes you straight to the outskirts of Folkestone for the Channel Tunnel while for local requirements the villages of Barham and Bridge can provide virtually everything needed. It is also within a half hour drive to some of Kent's best beaches along the Thanet towns and Sandwich.

Barham is a very friendly village with an historic church and a modernised and extended village hall that offers a variety of activities and facilities. These include two large halls, a conference/meeting room and a post office as well as a useful village shop run by volunteers that sells everything you need from light bulbs to specialist local wines and homemade bread and cakes to fresh meat. There is an excellent pub/restaurant nearby, a well-respected village school and an active tennis and bowls club. While the superb Gibsons farm shop is nearby the produce rivals many items you can find in Harrods or Selfridges food halls.

In the nearby village of Bridge you will find a cricket club and also a variety of shops including a small supermarket, a health food shop and a hair and beauty salon. Bridge also has a number of pubs as well as the renowned Pig restaurant and hotel and the Bridge Arms. There is also a tea shop, dentist, a very good surgery and a primary school while there are excellent state and private schools in Canterbury.

Sporting and recreational opportunities also abound slightly further afield including the Kingsmead Leisure centre, first class cricket in Canterbury and sailing, fishing and bathing along the nearby coast. For golfing aficionados there is Broome Park or the Canterbury Golf Club as well as the Championship golf courses at Sandwich and Deal including Royal St George, Princes and the Royal Cinque Ports golf clubs. While the fast train from Canterbury West can whisk you to St Pancras in under an hour.”\*

\* 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

## Nethersole Cottage

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The property is approached via the North Downs Way that leads only to Nethersole Cottage and the panoramic countryside views the property faces onto. The driveway is accessed via a traditional timber field gate that opens onto the newly laid Ragstone driveway leading to a parking area for three or four cars. Within the parking area there is a separate electric supply supporting a smart electric car charger. The plot is surrounded by a beautiful wall that incorporates the 300 year old bricks reclaimed from the pre-existing property which are laid in lime and carries on round 3 sides of the garden with post and rail fencing backing onto fields with stunning views. The exterior of the property is finished in handmade antique stock bricks set in lime mortar. The windows are Hardwood triple glazed in a traditional cottage bar style finished in antique white, the ground floor windows arched with soldier course brickwork above. The handmade roof tiles are from the Tudor roof tile company and reflect a roof aesthetic influenced by the surrounding buildings.

The very easy to manage garden is mostly laid to lawn. Leading from the French doors is a large terrace laid with flagstones of Berkley Limestone. Antique bronze lantern lights are located either side of the French doors, this is an area you can enjoy al fresco dining and just revel in the panoramic vista and watching the local wildlife that includes buzzards, sparrowhawks, pheasants and partridge, as well as field mice. The garden area has been elevated above the rolling countryside beyond, the boundary incorporates the clever use of traditional estate fencing to ensure that the views are truly unaffected. Around the perimeter of the lawned garden area rustic sleepers have been utilised to provide areas suitable for planting flowers, shrubs and perhaps vegetables for those who have green fingers. The garden is really a 'blank canvas' for anyone that wishes to develop it further or just retain a low maintenance outdoor space with stunning views.





#### Travel Information

##### By Road

Canterbury	10.1 miles
Ashford International	21.7 miles
Dover Docks	11.8 miles
Channel Tunnel	13.8 miles
Gatwick Airport	73.9 miles
Charing Cross	69.2 miles

##### By Train from Canterbury East

Charing Cross	1hr 55 mins
Victoria	1h 33 mins
Dover Priory	20 mins

##### By Train from Canterbury West

High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins

#### Leisure Clubs & Facilities

Barham Tennis Club	01227 831367
Jelly Legs Running Club	01227 830984
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Broome Park Golf Club	0800 358 6991
Kingsmead Leisure Centre	01227 769818

#### Healthcare

Bridge Health Centre	01227 831900
Canterbury Health Centre	03000 426600
Elham and Hawkinge Surgery	01303 840213
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

#### Education

##### Primary Schools:

Barham Primary	01227 831312
Bridge and Patricxbourne Primary	01227 830276
St Thomas's Catholic Primary	01227 462539
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 475000
St Edmunds	01227 763231

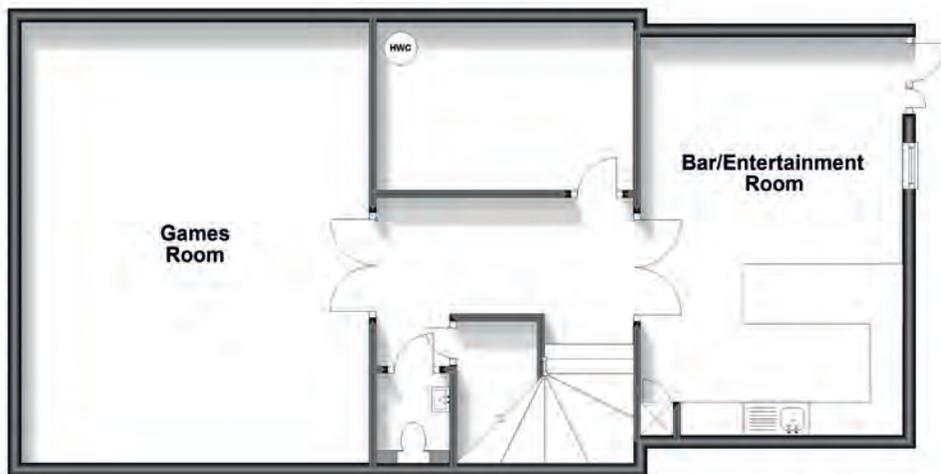
#### Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266
Duke of Cumberland	01227 831396
White Horse	01227 833830

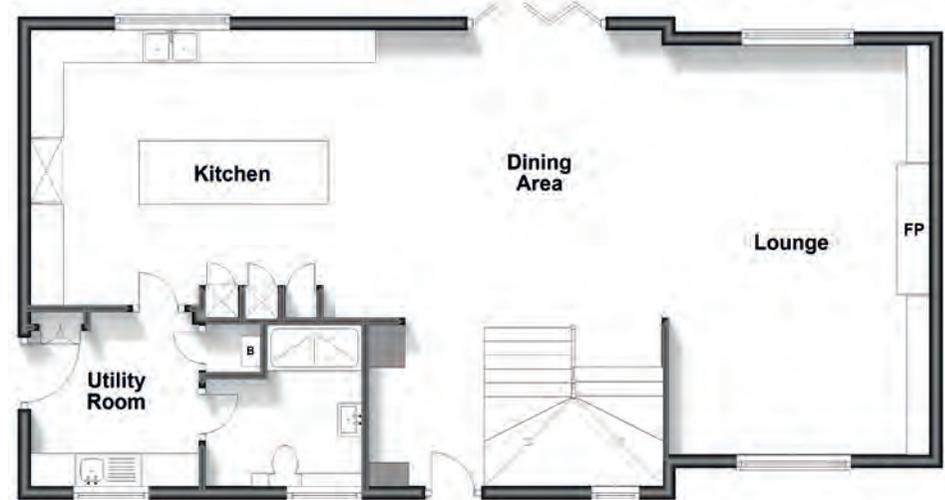
#### Local Attractions/Landmarks

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

**Lower Ground Floor**  
Approx. 87.9 sq. metres (945.7 sq. feet)



**Ground Floor**  
Approx. 92.5 sq. metres (996.0 sq. feet)



**GROUND FLOOR**

Hall  
 Kitchen & Dining Area 31'4 (9.56m) x 14'6 (4.42m)  
 narrowing to 13'3 (4.04m)  
 Lounge 20'4 x 12'8 (6.20m x 3.86m)  
 Utility Room 8'7 x 8'4 (2.62m x 2.54m)  
 Shower Room

**LOWER GROUND FLOOR**

Hallway  
 Bar/Entertainment Room 19'9 x 12'7 (6.02m x 3.84m)  
 Plant Room 12'9 x 8'4 (3.89m x 2.54m)  
 Games Room 22'5 x 17'4 (6.84m x 5.29m)  
 Cloakroom

**FIRST FLOOR**

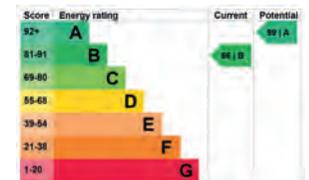
Landing  
 Bathroom  
 Main Bedroom 15'3 x 12'8 (4.65m x 3.86m)  
 Dressing Room  
 En Suite Shower Room  
 Bedroom 2 13'4 x 10'9 (4.07m x 3.28m)  
 Bedroom 3 13'11 x 9'9 (4.24m x 2.97m)  
 Bedroom 4 13'1 (3.99m) x 10'1 (3.08m)  
 narrowing to 6'0 (1.83m)

**OUTSIDE**

Rear Garden  
 Gated Driveway  
 Electric Car Charging Point

Council Tax Band: G  
 Tenure: Freehold

£ 1,400,000



**First Floor**  
 Approx. 92.5 sq. metres (996.0 sq. feet)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 27.06.2023





# FINE & COUNTRY

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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.

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