



Price

£1,500,000  
Freehold

Hop Cottage, Sadlers Hill,  
Goodnestone, Canterbury, Kent, CT3



## Hop Cottage, Sadlers Hill, Goodnestone, Canterbury, Kent, CT3

Adisham Station

2.8 miles

Sandwich

6.0 miles

Canterbury

8.8 miles



**\*\*COMING SOON\*\***

See the progress of this stunning barn style new build detached house with high end fittings and replicated features, it will have the perfect blend of character and contemporary.



Coming Soon

New build barn style detached home

Five double bedrooms, two of which have en-suites

Double garage and driveway

Pleasant village location

Wonderful countryside views







A rare opportunity has arisen to purchase a stunning and unique architecturally designed new property on the outskirts of Goodnestone village adjacent to cherry orchards and overlooking farmland. Haywheel Barn is currently in the process of being built and is expected to be completed by Easter next year. However anyone purchasing the property prior to completion would be able to select their own kitchen, bathrooms, fixtures and fittings and therefore create exactly the home they wanted. The house has been designed to resemble a modern Kent barn with black cladding and a varied roof line. It is approached via a resin gravel driveway flanked by two metre high hedging that provides off road parking for multiple cars and/or other vehicles and leads to the double garage with three phase electrics throughout which includes points for charging electric cars and to the oak framed and pitched roof front porch. On the ground floor there are three double bedrooms serviced by a family bathroom and separate cloakroom as well as a useful office with an external door so business

visitors do not need to go into the private part of the house. There is also a light and bright double aspect lounge with a fireplace as a focal point and two sets of French doors to a side courtyard style patio. However the 'piece de resistance' has to be the vast family space with a modern kitchen, dining room and seating area. It includes high end units and appliances in the kitchen as well as a central island/breakfast bar, a large space for a dining table and plenty of seating plus two sets of French doors to the rear terrace. This is all laid with 600mm by 600mm porcelain paving slabs and has steps down to 3500 square feet of lawn and additional paved patio areas also using porcelain paving. Upstairs there are two double bedrooms with en suite showers including the master with French doors to a Juliette balcony where you can enjoy the rural views.

Please refer to the footnote regarding the services and appliances.

## What the owner says...

"I think this is probably the most charming site I have ever acquired as it has wonderful views and is on the edge of an historic village with a delightful pub and the wonderful Goodnestone Park with its Grade \*II Listed mansion, famous for being the place where Jane Austen was a regular visit and where she wrote part of *Pride and Prejudice*. The property nestles in the midst of a very large plot that is adjacent to a cherry orchard with fields on the opposite side of the lane as far as the eye can see. I always built properties that I would like to live in myself so they are always of the highest quality including this lovely barn and if someone would like to buy it now, they will have the opportunity to really make it their own with personalized sanitaryware, kitchen units and other fittings. Although the house is in the country it is only a minute's drive to Gibson's farm shop where you can purchase wonderful local produce and not far from Adisham station. It is also near the charming village of Wingham with its tree-lined high street dominated by the historic St Mary's Church. It has two pubs including the Dog Inn, winner of the 2019 Great British Pub award, the Wingham Central Stores and Country Market, interior design shops and a guitar shop as well as a surgery and dentist. There are also a multitude of societies and sports club, while the recreation ground has recently been upgraded. For a day out with the family the Wingham Wildlife Park is only half a mile outside"



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

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