



Pheasant Cottage
Westwood Road | Kingston | Canterbury | Kent | CT4 6JN

FINE & COUNTRY



Step inside

Pheasant Cottage

With its origins in the 1780s this extended and charming Grade II Listed cottage is ideal for anyone looking to enjoy the peace and quiet of a rural idyll. Accessed via a private bridlepath and surrounded by countryside in an area of Outstanding Natural Beauty, the detached cottage nestles in 1.58 acres of grounds including a field on the other side of the bridlepath. It has delightful external appeal with its Kent peg tiled roof and quintessential clapboard elevations, high chimney stacks and leaded light casement windows.

The upper block paved drive leads to an attractive covered porch, a utility room and the main entrance. This opens into a characterful hall with its quirky entrance doorway to the historical part of the cottage, part of the original outside brick and beamed wall as well as a cloakroom and understairs cupboard. The old part of the property incorporates the fascinating country style kitchen/diner with exposed ceiling beams, a brick wall and fireplace with a log burner as well as a peninsular breakfast bar, units with an integral dishwasher and stand-alone appliances as well as what was originally the front door leading to the charming cottage garden and path to the wicket entrance gate.

During the Edwardian era an extension was added that now includes a spacious, triple aspect sitting room that could also become a separate dining room. This light and bright room has a wall of small square windows, sash windows and a solid wood floor as well as panelled walls and ceiling, built in shelving and a fireplace with a log burner. On the other side of the hall and added about 13 years ago, is the elegant, triple aspect lounge with the original outside brick and beamed wall as an interesting feature, a brick fireplace and log burner, herringbone parquet flooring, a mix of casement windows and a wall of full height windows with French doors to the terrace.

The galleried landing and small corridor include an original wall and door frame with beams, a large airing cupboard and coat cupboard. This leads to the family bathroom and three double bedrooms including one with exposed beams, a painted wood floor, a built in cupboard and a brick fireplace. There are steps up to a large dual aspect double with a vaulted ceiling and painted crossbeams, panelled wall and a mix of casement and Velux windows providing plenty of natural light. The main bedroom includes an en suite shower, fitted cupboards and a viewing area with large full height windows offering stunning views across to the North Downs as far as the eye can see.

Outside there is a charming gravel patio with a delightful rockery and pond with a little bridge and a waterfall to a lower pond as well as a summerhouse with a decked veranda, a garden shed and steps to the lower garden. There is also a 'woodland walk' through the copse that is ideal for children wanting to a game of hide and seek or explore the local wildlife. The lower garden is mainly laid to lawn interspersed with trees and shrubs ending at the lower gravel driveway and outdoor seating area as well as to additional entrance and the impressive garage complex that was built about five years ago. This incorporates a double car barn, a large workshop and a garage that is fully insulated and has lighting and electrics as it is in use as a music room.

The field opposite is currently home to a number of chickens and includes an allotment so has the potential for anyone looking to develop 'the good life' and it is great for kids who want to enjoy a bit of camping. There are a number of trees and a woodland area surrounding the field that also once included a natural pond.



Seller Insight

“ We fell in love with the house and the grounds as soon as we saw them and knew it was the right place to bring up young children. It is quiet and peaceful as well as being very safe, the views are outstanding and the cottage offers everything including spacious and characterful rooms providing an eclectic mix of old and new. However we feel it is time for us to downsize and let a new family enjoy it as much as we have over the years.

Although we live out in the county we are not far from Kingston with the historic church and a unique village hall that offer a variety of activities, as well as the well-known Black Robin pub. The villages of Barham and Bridge are nearby while Canterbury is less than eight miles. Barham is a very friendly village. There is a pub/restaurant and a well-respected village school as well as a post office and a useful village shop run by volunteers that sells everything you need from light bulbs to specialist wines and homemade bread to fresh meat.

Barham has an active tennis and bowls club and there is a cricket club in the nearby village of Bridge where there are 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, restaurants and a tea shop as well as a dentist and a very good surgery and clinic. Broome Park is not far for golfing aficionados and for those who enjoy walking or riding there is the Bursted Manor Equestrian Centre and Covert Wood offers some splendid 'off road' facilities. Very good secondary schools are available in Canterbury and there is a regular bus service through Kingston to Folkestone and Canterbury.

* 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.





Travel

By Road:	
Canterbury	7.8 miles
Ashford International	20.7 miles
Dover Docks	15.8 miles
Channel Tunnel	13.5 miles
Gatwick Airport	72.8 miles
Charing Cross	68.2 miles
By Train from Canterbury East	
Charing Cross	1.55 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
 Jelly Legs Running Club
 Polo Farm Sports Club
 Canterbury Golf Club
 Broome Park Golf Club
 Kingsmead Leisure Centre

Healthcare

Bridge Health Centre
 Canterbury Health Centre
 Elham and Hawkinge Surgery
 Canterbury Medical Practice
 Kent and Canterbury Hospital
 Chaucer Hospital

Education

Primary Schools:
 Barham Primary
 Stelling Minnis Primary
 Bridge and Patricbourne
 Kent College Junior
 St Edmunds Junior

01227 831367
 01227 830984
 01227 769159
 01227 453532
 0800 358 6991
 01227 769818

01227 831900
 03000 426600
 01303 840213
 01227 463128
 01227 766877
 01227 825100

01227 831312
 01227 709218
 01227 830276
 01227 762436
 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
 St Edmunds 01227 763231

Entertainment

Marlowe Theatre, Canterbury 01227 787787
 Gulbenkian Theatre 01227 769075
 Abode Hotel 01227 766266
 Black Robin 01227 830230
 The Pig at Bridge Place 0345 225 9494
 Bridge Arms 01227 268534
 Duke of Cumberland 01227 831396

Local Attractions / Landmarks

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



Split Level Ground Floor

Approx. 70.2 sq. metres (755.7 sq. feet)



GROUND FLOOR

Entrance Hall
Cloakroom
Utility Room
Sitting Room 17'8 x 11'0 (5.39m x 3.36m)
Store
Kitchen/Diner 20'9 x 10'8 (6.33m x 3.25m)
Lounge 14'8 x 10'11 (4.47m x 3.33m)

FIRST FLOOR

Landing
Main Bedroom 15'3 x 11'3 (4.65m x 3.43m)
En Suite Shower Room
Bedroom 3 10'8 x 9'2 (3.25m x 2.80m)
Bedroom 2 14'8 x 12'4 (4.47m x 3.76m)
Family Bathroom

OUTSIDE

Driveway
Garden
Additional Field/Paddock
OUTBUILDING
Double Car Barn 18'10 x 15'7 (5.74m x 4.75m)
Garage 15'7 x 9'5 (4.75m x 2.87m)
Workshop 15'7 x 9'5 (4.75m x 2.87m)

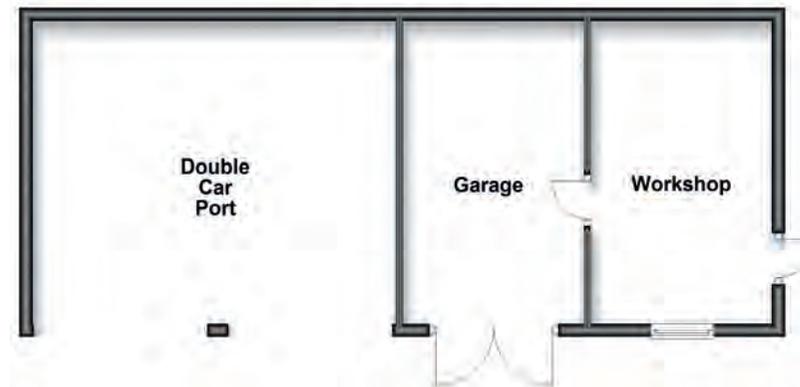
Split Level First Floor

Approx. 67.0 sq. metres (721.0 sq. feet)



Outbuilding

Approx. 55.5 sq. metres (597.1 sq. feet)



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Council Tax Band: E

Tenure: Freehold

EPC Exempt



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