



Plough Cottage
Stourmouth | Canterbury | Kent | CT3 1HT

FINE & COUNTRY



Step inside

Plough Cottage

The origins of this quintessential Kent cottage date back to 1850 but it has been sensitively extended and beautifully modernised in recent years and is now a delightful family home with everything needed for 21st century living. The cottage is located down a quiet country lane that ends at farmland on the outskirts of Stourmouth village and nestles in 0.6736 of an acre of grounds surrounded by fields.

The front of the property is set back from the lane and, with its traditional white shiplap clad exterior and Kent peg tiled roof, it oozes charm and character even before you step inside. There is a gate and pathway, flanked by lawns, to a door that goes straight into the breakfast area and kitchen but a pair of impressive automatic solid wood gates open onto the gravel driveway where you can park at least four or five cars and leads to the main entrance.

There is a warm and welcoming reception hall with solid wood flooring that flows through much of the ground floor including to the adjacent playroom as well as to the vast and stunning extended dual aspect living/family/dining room that could even accommodate a snooker table. This light and bright room includes a charming brick fireplace with an oak beam and fascinating gothic style oak and glass bi-fold doors to the rear terrace as well as oak framed windows and French doors that also open onto the terrace.

The breakfast area is full of character with terracotta floor tiles, half panelled walls and a hand built oak breakfast bar with an iroko wood top. This is open to the contemporary kitchen that was installed fairly recently and includes shaker style wood units housing a five ring gas hob, double oven, combi microwave and an integral larder fridge. A door from the kitchen leads to a lobby and an external door as well as to the utility room and shower room which is very useful if you have dogs as they can be washed after a muddy walk.

The staircase, with its oak balustrade, leads to the first floor and the family bathroom, four double bedrooms including the main bedroom and a single that makes an excellent study as it has a wide window providing delightful views. The large main bedroom is very impressive with its high vaulted ceiling and oak cross beams, French doors to a glass Juliette balcony providing superb views across the garden and the countryside beyond and a trendy en suite shower.

Outside the easily maintained rear garden backs onto fields and is primarily laid to lawn with plenty of area to kick a football around. There is a large terrace for outdoor entertaining and a charming pine summerhouse that is insulated and has lighting, electrics and internet so could make an excellent studio or office for anyone wanting to work from home but be separate from the house. There are also two large storage sheds and a mower shed. The perimeter of the property is totally secure with fencing and hedging so is ideal for both pets and children.







Seller Insight

“ We moved here because we loved the peace and quiet and the delightful rural views and have been delighted to extend the house to create a wonderful home but we now need to move for family reasons. Although the cottage is in the countryside, we have a very friendly community and there is even a village WhatsApp page providing local news and details of events. There is a bus stop at the end of the lane, which is ideal for children going to school in Canterbury or Sandwich

We can easily wander along to the Rising Sun for a drink or a meal along a footpath and it is not far to the village shop and garden centre at Preston or the Minster Service Station with its very useful co-op. If you enjoy lovely walks we can go to Grove Ferry or across to the Stodmarsh Nature Reserve.

The historic city of Canterbury with its high street stores, individual shops, bars and restaurants is only about 10 miles while the village of Ash and the medieval Cinque port town of Sandwich is even less. The Thanet Way is easily accessible for London, the Thanet towns, beaches and Minster station for the high speed rail to St Pancras and there are also excellent state and private primary and secondary schools within the vicinity including the independent St Faiths prep school at Ash.”*

* 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 Information

By Road	
Sandwich	8.5 miles
Minster Station	6.6 miles
Canterbury West Station	10.2 miles
Channel Tunnel	22.1 miles
Dover Docks	20.0 miles
Gatwick Airport	81.3 miles
Charing Cross	76.1 miles
By Train from Minster	
High-Speed St Pancras	1hr 14mins
Charing Cross	1hr 52mins
Victoria	1hr 40mins
Ashford International	34 mins
By Train from Canterbury West	
High-Speed St. Pancras	54 mins

Leisure Clubs & Facilities

Ash Bowling Club	01304 611414
Westbere Frostbite Sailing Assoc	01227 830272
Mid Kent Fisheries (Westbere)	01227 730668
Polo Farm Sports Club	01227 769159
Princes Golf Club	01304 611118
Royal St Georges Golf Club	01304 613090

Healthcare

Ash Surgery	01304 812227
Summerhill Surgery	01843 591758
Minster Surgery	01843 821333
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary Schools:	
Cartright and Kelsey Primary	01304 812539
St Faiths	01304 813409
Northbourne Park	01304 611215
Kings Junior	01227 714000

Secondary Schools:

Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Sir Roger Manwood's Grammar	01304 610200
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 475000
St Edmunds	01227 763231
St Lawrence College	01843 808080

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Rising Sun	01227 721364
The Black Pig	01304 813723
Dog and Duck Plucks Gutter	01823 821264

Local Attractions/Landmarks

Wingham Wild Life Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum
Westbere Lake

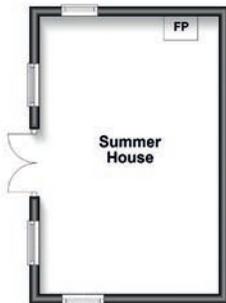
Ground Floor
Approx. 138.1 sq. metres (1486.6 sq. feet)



First Floor
Approx. 107.5 sq. metres (1157.0 sq. feet)



Outbuilding
Approx. 21.6 sq. metres (232.9 sq. feet)



GROUND FLOOR

Reception Hall	15'5 x 11'2 (4.70m x 3.41m)
Living/Dining/Family Room	39'2 (11.95m) x 18'8 (5.69m) narrowing to 11'9 (3.58m)
Playroom	12'1 x 11'5 (3.69m x 3.48m)
Breakfast Area	16'1 x 11'7 (4.91m x 3.53m)
Kitchen	12'0 x 11'1 (3.66m x 3.38m)
Utility Corridor	
Utility Room	10'8 x 9'2 (3.25m x 2.80m)
Boiler Room	
Shower Room	

FIRST FLOOR

Bedroom 3	11'1 x 10'8 (3.38m x 3.25m)
Main Bedroom	18'9 x 15'6 (5.72m x 4.73m)
En Suite Shower Room	
Bedroom 4	15'8 x 8'1 (4.78m x 2.47m)
Bedroom 2	12'1 x 11'2 (3.69m x 3.41m)
Bathroom	10'9 x 8'6 (3.28m x 2.59m)
Bedroom 5/Study	11'1 x 7'1 (3.38m x 2.16m)

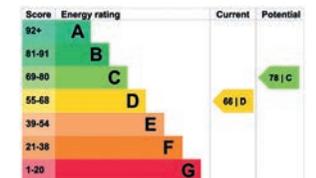
OUTSIDE

Gated Driveway
Sheds x 3
Polytunnel

OUTBUILDING

Summerhouse 18'8 x 12'3 (5.69m x 3.74m)

£ 1,100,000
Council Tax Band: F
Tenure: Freehold



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. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 06.04.2023





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