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Country Houses

The Man of Kent Denwood Street Crundale

DISTINCTIVE COUNTRY PROPERTY



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The Man of Kent

Denwood Street
Crundale, Canterbury, Kent CT4 7EF

A sublime period house with countryside views in a picturesque North Downs village setting between Wye and Chilham each having mainline railway stations.





Accommodation

- Entrance • Entrance hall/Reception room
- Kitchen/Breakfast room (integral appliances)
- Sitting room (wood burning stove & panelling)
- Dining room (Inglenook fireplace)
- The Smithy (storage/workshop)
- Guest bedroom En Suite (+ independent entrance)
- Landing • 4 bedrooms • Family bath/shower room
- Oil fired central heating (exterior boiler)

Gardens

- 'Indian Sandstone' patio terrace • Lawns
- Water harvesting • Rose beds • Vegetable garden
- Log store • Fruit trees • Cellar (external access)
- Driveway parking (EV charging)

Communication

- Wye & station – 2.7 miles
- Ashford International station (HS1) – 8.6 miles
- Chilham village & station – 3.9 miles
- Canterbury (HS1) – 9.8 miles

Situation

The Man of Kent is situated in the North Downs village of Crundale. The surrounding countryside is some of the best in Kent with many walks and rides immediately to hand.





The nearby village of Wye provides extensive local facilities including shops, restaurants, surgeries, and a weekend farmers' market. Wye also has a mainline railway station connecting with both Canterbury and Ashford HSI stations within 10 minutes.

The International station at Ashford provides High Speed services to London Stratford International and St. Pancras International stations, taking just 37 minutes.

The Cathedral City of Canterbury is well known for its cultural sites and educational establishments including three universities, as well as modern shopping and leisure amenities. Wye and Chilham stations connect with the city HSI station 'Canterbury West'.

Throughout the area there is an excellent choice of schools both in the state and private sectors including three schools in the village of Wye and Grammar schools at Ashford, Canterbury and Faversham.

The Man of Kent

An unlisted period family house which is beautifully presented and well maintained.

A former village Post Office and Inn, the house originates from the 1700s but has been thoughtfully improved combining an abundance of character with modern facilities.

There are exposed beams and timbers with good ceiling heights as well as a modern fitted kitchen complete with plinth lighting and integrated appliances.



Most windows are double glazed and there is central heating featuring Column reproduction radiators. The Man of Kent benefits from five bedrooms on the first floor whilst an additional guest bedroom En Suite is located at one end on the ground floor which has an outside entrance door as well as internal connection.

This delightful period house is a comfortable and welcoming home with flexible accommodation and a lovely setting.

Services

Mains water and electricity. Oil fired central heating. Calor gas for cooking. Private drainage.

• Tenure: Freehold • Council Tax: Band G

Connectivity:

Broadband & mobile coverage available

Directions

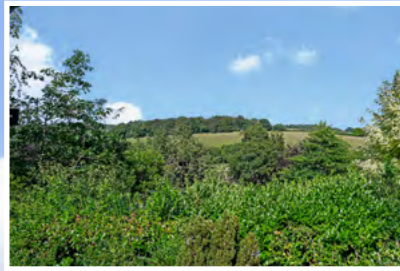
SatNav Postcode: CT4 7EF

Viewing

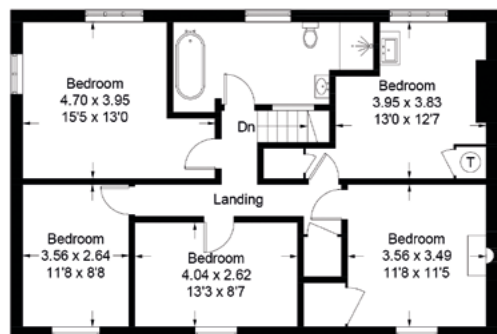
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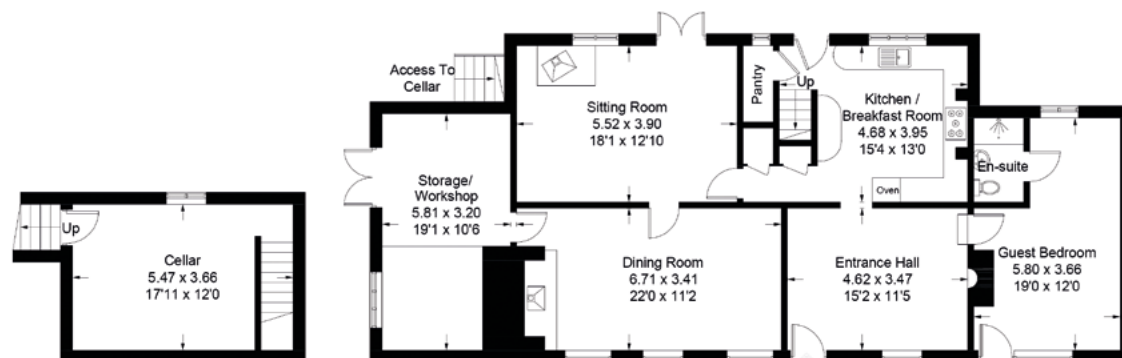
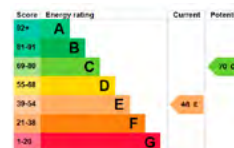




The Man Of Kent, Denwood Street, Crundale, Canterbury



First Floor - 87.8 sq m / 945 sq ft



Cellar - 21.7 sq m / 233 sq ft

Ground Floor - 128.1 sq m / 1379 sq ft

Approximate Gross Internal Area = 215.9 sq m / 2324 sq ft

Cellar = 21.7 sq m / 233 sq ft

Total = 237.6 sq m / 2557 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1316046)

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These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

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Boundaries/Acreage

The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.



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