



SKYHUNTER
PROPERTY CONSULTANTS

White Gate
Staple, Canterbury, Kent



**White Gate
The Street
Staple, Canterbury
Kent
CT3 1LN**

A beautifully refurbished Grade II Listed detached village house with large garden backing onto open fields

Ash & Wingham 2 miles; Sandwich 4 miles
Canterbury 9 miles
A2 (for M2) 6 miles

- Entrance Hall
- Drawing Room
- Sitting Room
- Dining Room
- Kitchen/breakfast Room
- Utility Room/WC
- Cellars
- Principal Bedroom, Dressing Room & Bathroom
- 3 Double Bedrooms, 1 with shower and WC
- Single Bedroom/Study
- Family Bathroom
- Oil Central Heating
- Double Garage
- Terrace & South facing Lawned Gardens

Situation

White Gate occupies a delightful situation opposite the 14th Century Church of St James the Great within the picturesque main street at the centre of the village and with easy access to both Sandwich and nearby Ash.

On the edge of the village is the Black Pig pub which also has a small store selling essentials and an active village hall whilst nearby Ash provides a chemist, primary and prep school, doctor's surgery and several small shops.

Littlebourne and Wingham both offer further local amenities including shops, doctors' surgeries, pubs and a garage. Junior King's School at Sturry is 7 miles to the North-West.

Further services are available in the historic Cinque Port of Sandwich whilst the Cathedral city of Canterbury offers a variety of cultural (Marlowe & Gulbenkian theatres), educational (King's School, St Edmunds, Simon Langton Grammar Schools), colleges, universities, together with a hospital and extensive shopping centre and other amenities.

Staple is served 3 times daily by a local bus service, whilst from Canterbury East and West mainline stations there are connections to the high-speed train service at Ashford, the travel time to London's St Pancras being just 56 minutes.

The A2 at Bridge facilitates rapid access to the M2 motorway at Boughton, and also to Dover and the cross channel ferry services with the Eurostar Terminal at Cheriton a little further beyond.

The area is well known for its several famous golf links courses, including Royal St George's and Prince's at Sandwich and Royal Cinque Ports at Deal.

Other sporting and recreational pursuits include walks along the extensive local footpaths and bridleways, hockey at Polo Farm, first class cricket at Canterbury and sailing along the coast.

Description

White Gate comprises a very attractive family house, Grade II Listed as of Specific Architectural or Historic Interest, of early eighteenth century origins with a nineteenth century façade constructed in the traditional manner of local brick with sash (part secondary glazed) and casement windows under a pitched, tiled roof.

A front door opens to an excellent entrance hall with access to the left to a well-proportioned dining room with fireplace whilst to the right is an equally well proportioned drawing room, again with fireplace, both rooms having an attractive aspect to the village church.

The hall continues with doors to a delightful beamed sitting room overlooking the rear garden with large fireplace and woodburner.

In addition there are doors to a large cellar (good ceiling height) and also to the kitchen/breakfast room; an attractive room, well fitted with ceiling beams a serving hatch to the dining room and a good-sized larder.

There is a rear utility/cloakroom and glazed door to the large South facing terrace, which then opens to the rear lawned garden.

From the hall, a fine balustraded staircase rises to the first floor landing with large airing cupboard. To the front are two good double bedrooms with views to the church, both with working window shutters and secondary glazed, one with a divide with fitted shower and WC.

To the rear right is the principal double bedroom, walk in dressing cupboard and ensuite bathroom, whilst to the left is a small double bedroom, a single bedroom and a family bathroom.

The house retains much of the charm and character of its age with period fireplaces, panelled doors, fine sash and casement windows and well proportioned rooms giving a light and airy feeling throughout. This fine family house has



Viewing by appointment only

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been decorated in delightful pastel colours throughout. In the last eighteen months the house has benefitted from new electrical and plumbing systems and a new boiler, which is situated beside the West elevation adjacent to the entrance to a smaller, secondary cellar.

Gardens & Grounds

To the side of the front garden there is vehicular access and parking leading to a large double garage built of brick under a tiled roof with twin up and over doors and side pedestrian door.

Immediately to the rear of the house is an extensive South facing paved terrace opening to the large lawned garden backing onto open farmland, which is interspersed and bounded by herbaceous and shrub borders, together with mature trees. Within the garden is a delightful ornamental pond and a small 'wild' area.

In one corner is a substantial timber-framed Gazebo and there is also a summerhouse and useful timber and felt garden store, the latter with double doors facilitating machinery access.

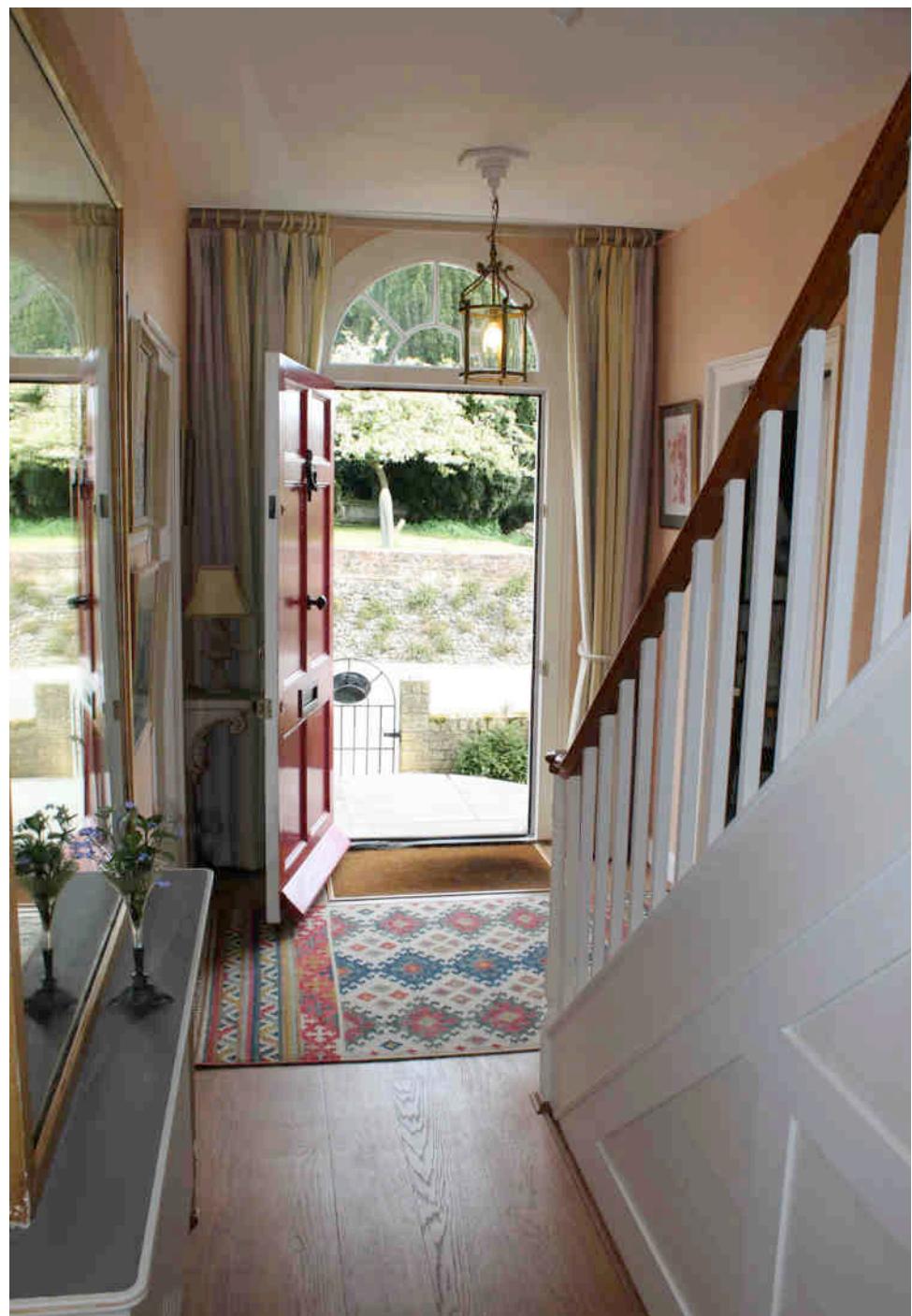
General Information

Services: Mains water, electricity and drainage. Oil-fired central heating

Local Authority: Dover District Council, Council Offices www.dover.gov.uk

White Cliffs Business Park, Dover, Kent CT16 3PJ

Council Tax Band: House - G (£3345.23 for 2022/23)



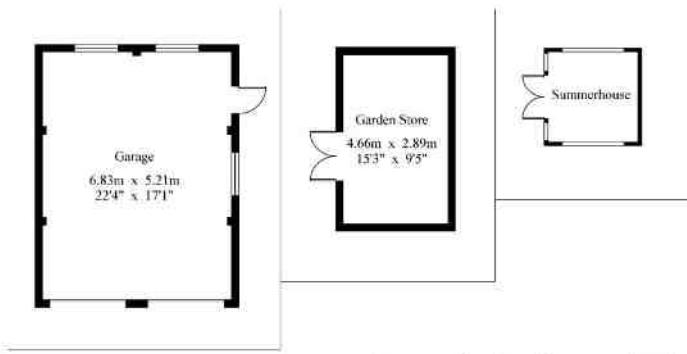






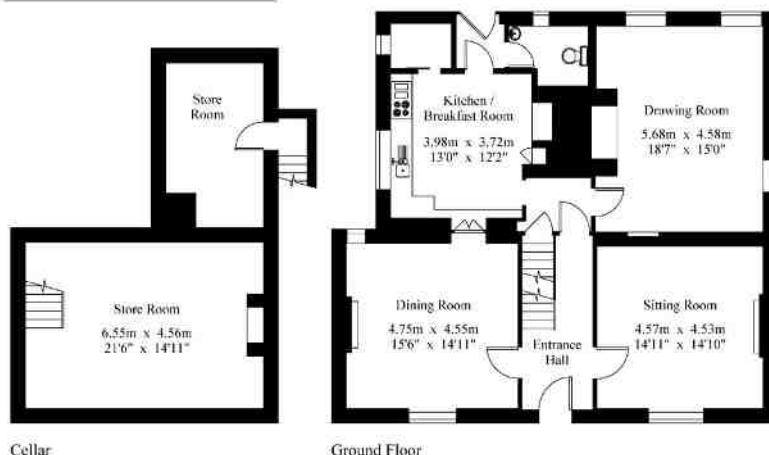
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- Skyhunter Property Consultants is the trading name of Adrian Thompson. The Office can be found at 1 Court Cottages, The Street, Ickham, Canterbury, Kent CT3 1QP

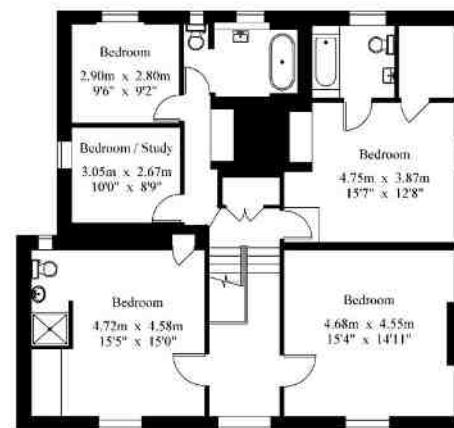


White Gate

House - Gross Internal Area : 276.2 sq.m (2973 sq.ft)
Garage - Gross Internal Area : 35.5 sq.m (382 sq.ft)
Garden Store - Gross Internal Area : 13.4 sq.m (144 sq.ft)
Summerhouse - Gross Internal Area : 6.1 sq.m (65 sq.ft)



Ground Floor



First Floor

For Identification Purposes Only.
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