







Frognall circa 1970



**Frognall  
Grove Road  
Wickhambreaux  
Canterbury, Kent  
CT3 1SD**

Littlebourne 1 mile Wingham 2 miles  
Canterbury and Station 4 ½ miles  
(London St Pancras 56 minutes)  
A2 (for M2) 4 miles  
Sandwich 8 miles Dover 16 miles

**A substantial Grade II Listed  
farmhouse requiring extensive  
renovation in a glorious, private,  
yet accessible rural setting**

- Entrance Porch, Cloakrooms,
- Drawing Room, Dining Room, Playroom
- Large Kitchen/Dining Room, Study,
- Utility Room, Laundry; Cellar; Boot Room
- Principal Bedroom & Shower Room Suite
- 3 Further Bedrooms, Bathroom, 2 Attic Rooms & Box Room
- Extensive outbuildings including a substantial threshing barn, granary, stables, garaging, summerhouse and stores all requiring complete renovation
- Swimming Pool
- Lawned gardens, paddock, woodland
- In all about 6.69 acres

Viewing by appointment only  
01227 469869

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[www.skyhunter.co.uk](http://www.skyhunter.co.uk)

Property Ref: AJBT/1460/04.23



## **Situation**

Wickhambreaux epitomizes the picturesque, unspoilt village, with a village green bounded by a variety of distinctive, substantial period houses, together with St Andrews Church, the watermill and The Rose Pub clustered around.

Within the village is a Church of England Primary School (rated 'Outstanding' by Ofsted) whilst the nearby villages of Littlebourne and Wingham, both offer further local amenities including state primary schools, shops, doctors' surgeries, pubs and a garage. Junior King's School at Sturry is 5 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.

Wickhambreaux is currently served 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 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 and watersports along the coast.

## **Description**

Frognall comprises a substantial, Grade II Listed detached house constructed in the 18<sup>th</sup> Century, possibly on the site of an earlier dwelling, with a late 18<sup>th</sup>/early 19<sup>th</sup> Century rendered front elevation. The house is constructed of brick with predominantly sash and casement windows (some with original shutters) under a

pitched, Kent peg tiled roof.

Approached from Grove Road via a long, private drive flanked by hedgerows and woodland (a former paddock), this terminates in a parking area in front of the three garages.

On the open market for the first time since 1960, this potentially fine house formed the principal dwelling of a larger landholding at one time.

The property now requires extensive renovation throughout but provides the opportunity to create a wonderful period home in an utterly unspoilt rural setting.

## **Accommodation**

On the ground floor an entrance porch and front door open to an entrance hall with staircase to the first floor. To the right is a dining room with a large brick fireplace, part concealed door to the kitchen and shuttered windows.

It is understood that the partition wall between the hall and this room is a more recent addition, thereby providing the opportunity to reinstate the original large reception hall subject to Listed Building Consent.

To the left is the drawing room with a large brick inglenook fireplace and shuttered sash windows. Leading past the staircase, there is a door and steps to the cellar, which is sited beneath the dining room. Beyond is an attractive study overlooking and with French doors to the rear terrace and garden. All rooms retain good ceiling heights.

A door to the left opens to a lobby and cloakroom, whilst to the right is a large playroom, again overlooking the rear garden, with quarry tiled floor, beyond which is the large kitchen (former dairy) with part vaulted ceiling, a well (believed to be of considerable age), substantial range recess and door to utility room, boiler room and cloakroom.

From the hall, a balustraded staircase rises to the first floor landing with doors to a principal bedroom and shower room suite. In addition there is a second double bedroom, then access to a secondary landing with two further double bedroom and a bathroom.







From the landing, a door and staircase rises to two attic rooms providing the opportunity for further bedrooms, subject to any relevant consents.

## Outside

Flanking the drive are the remains of a very substantial threshing barn, formerly thatched, adjoining which is a range of brick and tiled garages and former office.

To the South of the house, fronting the rear, lawned garden, is a derelict range of stores, and beyond timber-framed (now collapsed) changing rooms fronting a disused swimming pool. The septic tank for the house lies beyond the swimming pool. Above the pool is the site of a former vegetable garden.

Adjacent to the kitchen is a service yard fronting which is a former summerhouse, granary on brick piers, logstore, outside WC, together with further brick and timber stores. **All require substantial renovation.**

From the drive a spur leads to a dilapidated small barn with two pairs of timber doors, and on to a rear farm lane. Fronting these is a range of more modern, dilapidated stores and outbuildings.

A second spur off the drive leads down to the West of the house, past the swimming pool, to terminate in the former pasture field (recently flailed).

## Gardens & Grounds

Frognall is approached from Grove Road over a short, shared access way and then a long, private drive flanked by overgrown hedgerows and woodland (a former paddock). A public footpath leads a short distance North-East to South-West within the boundary.

The drive leads down towards the house flanked by mature lime and beech trees to a parking area in front of the garages. To the North-West of the house is a lawned garden bounded by overgrown shrubs and trees.

A path leads around to the rear of the house where there is a terrace, approached via the breakfast room, and steps down to an extensive lawned garden bounded by herbaceous and shrub borders (now overgrown) and in part by high, brick walls.

In one corner there are the foundations of a former glasshouse. Steps lead down to a lower garden area beyond which is small paddock, then a large (recently flailed) pasture field which leads down to a line of mature willows and the nature reserve

lakes

which play host to a variety of migrating birds including nightingales, swifts and wildfowl. There is also evidence of beavers within the woodland.

To the side of the house a pedestrian gate set within high brick walls provides access to the rear farm lane, fronting which is a range of block and brick stores.

In all the land totals approximately 6.69 acres.

**Note:** The electricity at Gate Lodge Cottage located at the entrance to the drive to Frognall is fed via a sub meter situated at Frognall. The owners of Gate Lodge Cottage retain a right to maintain and access the meter.

## Method of Sale

**Substantial offers are sought for the freehold interest. In the event of competitive interest, the owners and their agents reserve the right to set a closing date for offers and indeed reserve the right to accept or decline any offers at any time.**

## General Information

Services: Mains electricity and water. Private drainage.

Local Authority: Canterbury City Council, Council Offices, Military Road<sup>[1]</sup>, Canterbury<sup>[1]</sup>, Kent<sup>[1]</sup> CT1 1YW

Council Tax Band 'G' with £3,441.32 payable for 2022/2023

## Joint Agents



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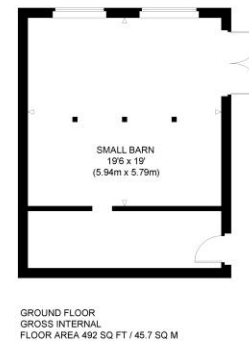
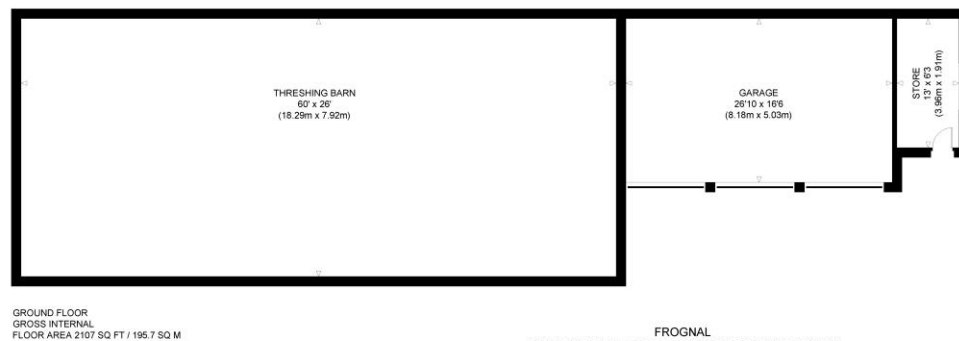
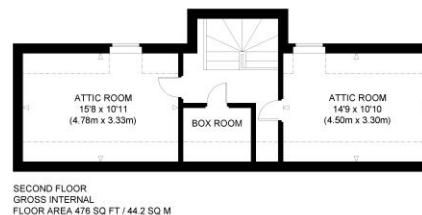
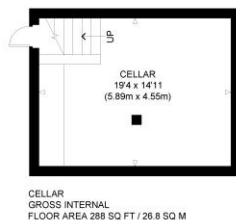
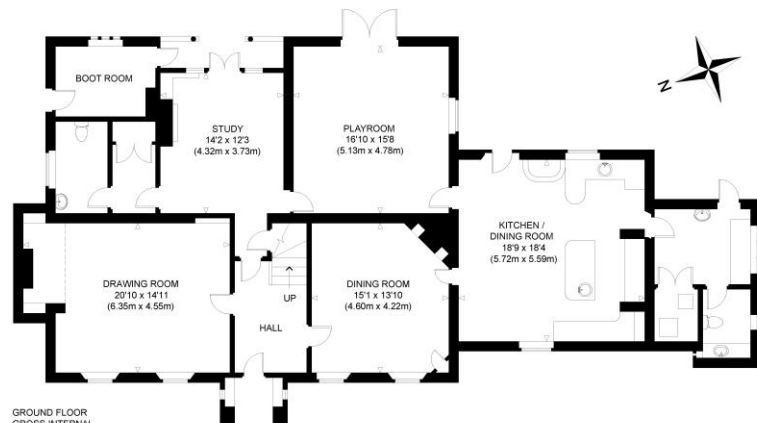




A selection of photographs of  
Frognall from the 1970/80s







FROGNAL  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 3891 SQ FT / 361.5 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
EXTERNAL THRESHING BARN / GARAGE / STORE AREA 2107 SQ FT / 195.7 SQ M  
EXTERNAL EGG BARN AREA 492 SQ FT / 45.7 SQ M  
TOTAL COMBINED FLOOR AREA 6490 SQ FT / 602.9 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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