



SKYHUNTER
PROPERTY CONSULTANTS

Godwin
Curtis

Independent Estate Agents

Saturday House, Spring Lane
Fordwich, Canterbury, Kent



Saturday House
Spring Lane
Fordwich
Canterbury, Kent
CT2 0DL

Kings Junior School and Sturry Southeastern
Station ½ mile,
Canterbury City Centre 2 ½ miles
A2 (M2) 3 miles
Dover, Folkestone & Eurotunnel 18 miles

A delightful Victorian family house in a peaceful yet highly convenient situation within Britain's 'smallest town'

- Entrance Hall; Cloakroom
- Drawing Room; Sitting Room; Dining Room
- Kitchen/breakfast Room
- Utility Room
- Principal Bedroom & Bathroom Suite
- 3 Further bedrooms
- Family Bathroom
- Gas Central Heating
- Outbuilding with home office, garage and stores
- Summerhouse
- Superb, well stocked garden
- Paddock
- In all about 2.2 acres (tbc)

Viewing by appointment only
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Situation

Saturday House occupies a delightful, tranquil setting at the end of Spring Lane, itself a no through road, within the picturesque community of Fordwich, recognised as England's smallest town. Fordwich sits astride the River Stour, a chalk stream in its upper reaches, and retains an active church, the Michelin-starred restaurant The Fordwich Arms and the George & Dragon pub.

Nearby is Sturry, with a variety of local amenities including doctors and dental surgeries, retail stores and supermarkets. Canterbury city centre is easily accessible and retains all the amenities, educational, cultural and recreational amenities associated with a major county city.

Sporting and recreational pursuits include first class cricket in Canterbury, together with hockey at Polo Farm, sailing and other watersports along the coast, day trips to France via Eurotunnel and ferries, and pleasant walks along footpaths and bridleways in the surrounding countryside.

From Canterbury's two rail stations there is a regular service to several London stations, the high-speed train via Ashford reaching St Pancras in under an hour. The A28 and A2 facilitate rapid access to the M2 motorway. For channel crossings the port of Dover is about 13 miles and the Channel Tunnel terminal at Cheriton is about 22 miles distant.

Description

Saturday House comprises a delightful, detached Victorian house built of brick with predominantly sash and windows, some double and secondary glazed, under a slate roof.

On the ground floor there is an entrance hall with doors to a delightful dining room to the left and a large drawing room on the right. Beyond is an extended kitchen/breakfast room overlooking the rear driveway and garden. From the kitchen there is a door through to a sitting room, the utility room and the cloakroom.

A balustraded staircase rises to the first floor landing with

three double bedrooms and a family bathroom, whilst to the rear is a spacious principal bedroom and bathroom suite.

Central heating and domestic hot water are supplied via a gas-fired boiler in the utility room with a hot water tank and immersion in the principal bathroom.

Outside

To the front of the house is a small, enclosed front garden with side gate providing pedestrian access to the rear. To the side is a 5-bar gate opening to an extensive, illuminated, gravelled parking area with parking for 3/4 cars.

Beyond is a lawned garden with herbaceous and shrub borders and mature hedging with a delightful summerhouse with a paved seating area, beyond which is a 5-bar gate providing access to the field.

The field is laid to pasture interspersed with a variety of ornamental trees and shrubs. There is direct access on the North, South and Eastern boundaries to public footpaths, which in turn provide excellent walks along the Stour Way. A footpath crosses diagonally across the Southern end of the field.

Accommodation

From the owned, shared, no through village lane, a wrought iron gate opens to a small front garden, lawned with herbaceous borders and ornamental shrubs. A gate provides pedestrian access to the rear. A front door with coachlight opens to the:

Ground Floor

Entrance hall with staircase to first floor and doors to:

Dining Room A delightful room with shuttered bay window to the front, serving hatch from kitchen and display recess

Drawing Room A charming, double aspect room with bay windows to front and rear overlooking the parking area and rear garden. An open fireplace with marble slips and carved wood surround

Kitchen/breakfast Room

With an extensive range of fitted wall and floor units with laminate work surfaces incorporating a 6 ring, twin oven Rangemaster Range with extractor hood, space for 'American' fridge, wine fridge, integrated dishwasher, single bowl sink unit with mixer tap and rinsing bowl, understairs cupboard, larder cupboard, serving hatch to dining room, doors to

Rear Lobby Fitted cupboard, door to rear parking area

Sitting Room Double glazed window and door to rear, door to:

Utility Room Fitted cupboards with laminate work surfaces, plumbing for washing machine and space for tumble dryer, single drainer sink unit, door to:

Cloakroom Low-level WC, Worcester gas central heating and domestic hot water boiler

From the hall, the staircase rises to the:

First Floor

Landing With ceiling hatch and ladder to roof space, doors to:

Principal Suite comprising:

Bedroom 1 Secondary glazed sash window overlooking rear garden and field towards

woodland. Range of fitted wardrobe cupboards with storage over, opening to en suite:

Bathroom Panelled bath with overhead shower, vanity unit with wash basin, low level WC, airing cupboard with hot water tank and immersion

From the landing, further doors to:

Bedroom 2 A double bedroom overlooking rear garden and field. Fitted wash basin.

Bedroom 3 A double bedroom with views to the village. Fitted wardrobe cupboard

Bedroom 4 Another excellent double bedroom with views to the village.

Shower Room Glazed and tiled shower unit, wash basin, low level WC

Outside

To the South side of the house is a 5-bar gate opening to an extensive, illuminated, gravelled parking area with parking for 3/4 cars.

Fronting the parking area is a range of outbuildings incorporating a:

Home Office With electric wall heaters, fitted desk unit

Garage With electric up and over door, electricity and light connected, workshop area

Store

Toolshed

Beyond is a lawned garden with herbaceous and shrub borders and mature hedging with an excellent timber

and felt summerhouse constructed by Kent Timber Buildings with a laminate floor, electricity and light connected, electric log fire, and a paved seating area to the front. The garden has mature hedge boundaries and a 5-bar gate opens to the field.

The field is laid to pasture interspersed with a variety of ornamental trees and shrubs. There is direct access on the North, South and Eastern boundaries to public footpaths, which in turn provide excellent walks along the Stour Way. A footpath crosses diagonally across the Southern end of the field.

NB: The field was acquired from the Church Commissioners some years ago and a covenant remains in place regarding any development for a further five years. Further details area available on specific request.

NB: Please note several of the photographs were taken in 2021

General Information

Services: Mains electricity, gas, water and drainage.
Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent CT1 1YW
Council Tax Band 'G' with £3762.46 payable for 2024/2025







Saturday House

Approximate Gross Internal Area = 196.6 sq m / 2116 sq ft
 Garage = 43 sq m / 463 sq ft
 Total = 239.6 sq m / 2579 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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