



CHRISTOPHER HODGSON

Kingston, Canterbury

Ryefield, 84 The Street, Kingston, Canterbury, Kent, CT4 6JQ

Freehold

A substantial and beautifully presented family home, set within an idyllic rural location and enjoying spectacular, uninterrupted countryside views. The property occupies a prime position within the desirable village of Kingston, approximately 6 miles from the historic Cathedral City of Canterbury, which offers High Speed rail services to London and excellent schooling options.

Extending to approximately 2863 sq ft (266 sq m), the accommodation is generous, versatile and finished to an exceptional standard throughout. The ground floor includes a welcoming entrance hall with an oak staircase rising to the first floor. The contemporary kitchen, fitted in heritage tones with granite worktops, leads into a superb garden room; a dramatic oak-framed and glazed addition with a vaulted ceiling, creating a striking living and dining space that beautifully connects the house with the gardens. A generous dual-aspect sitting room features an exposed brick fireplace with a wood-burning stove, while a separate dining room provides an elegant entertaining space. The ground floor is further complemented by a study/bedroom positioned

near the front of the house, a stylish shower room, a well-appointed utility room, and a useful store room. An integral double garage is accessed directly from the utility area.

The first floor offers two excellent double bedrooms, both enjoying far-reaching views across rolling countryside. The impressive principal bedroom suite includes a dressing room, a beautifully fitted en-suite shower room, and a Juliette balcony overlooking the gardens. A further generous bathroom serves the second bedroom.

The gardens are a particularly attractive feature, having been thoughtfully landscaped to provide a large natural stone terrace, expansive lawns, mature planting, a pond and an allotment area beyond the hedging. To the front, a block-paved driveway provides parking for several vehicles and access to the integral double garage.

LOCATION
Situating within the Elham Valley, part of the Kent Downs Area of Outstanding Natural Beauty, Kingston lies approximately 6 miles south-east of Canterbury. The village is close to Barham Downs and offers useful amenities, including the Kingston Barn village hall, a 14th-century church and the popular Black Robin public house. Nearby Barham provides a village store and post office and a C of E primary school, while the neighbouring village of Bridge offers an excellent selection of public houses and restaurants, including the renowned The Pig at Bridge Place. Broome Park Golf Club, with its excellent 18-hole course set around a magnificent Grade I listed mansion house, is also close by.

The Cathedral City of Canterbury provides theatres, cultural and leisure amenities, together with an excellent choice of state and independent schools. The city also boasts the facilities of a major shopping centre, with a range of mainstream retailers alongside many independent and designer shops. High Speed rail services (HS1) from Canterbury West provide frequent

trains to London St Pancras in approximately 54 minutes, while the Channel Tunnel terminal at Cheriton is about 13 miles distant, offering fast links to Europe. The A299 is easily accessible, connecting to the A2/M2 for routes to the channel ports and the wider motorway network.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Sitting Room 31'11" x 23' (9.73m x 7.01m)
- Dining Room / Bedroom 4 13'9" x 10'4" (4.20m x 3.17m)
- Kitchen 19'9" x 10'7" (6.02m x 3.23m)
- Garden Room 19'8" x 13'11" (6.00m x 4.25m)
- Bedroom 3 / Study 13'0" x 11'2" (3.96m x 3.40m)
- Shower Room 9'8" x 5'9" (2.95m x 1.75m)

- Utility Room 13'11" x 8'8" (4.24m x 2.64m)
- Store Room 8'8" x 5'9" (2.64m x 1.75m)

FIRST FLOOR

- Bedroom 1 21'4" x 16'10" (6.50m x 5.14m)
- En-Suite Shower Room 12'11" x 5'7" (3.94m x 1.70m)
- Dressing Room 16'2" x 10'0" (4.93m x 3.06m)
- Bedroom 2 18'3" x 15'7" (5.55m x 4.75m)
- Bathroom 12'11" x 6'4" (3.94m x 1.93m)

OUTSIDE

- Garden 144'7" x 80'7" (44.07m x 24.56m) Including a greenhouse and sheds
- Integral Double Garage 20'6" x 17'11" (6.25m x 5.46m)

















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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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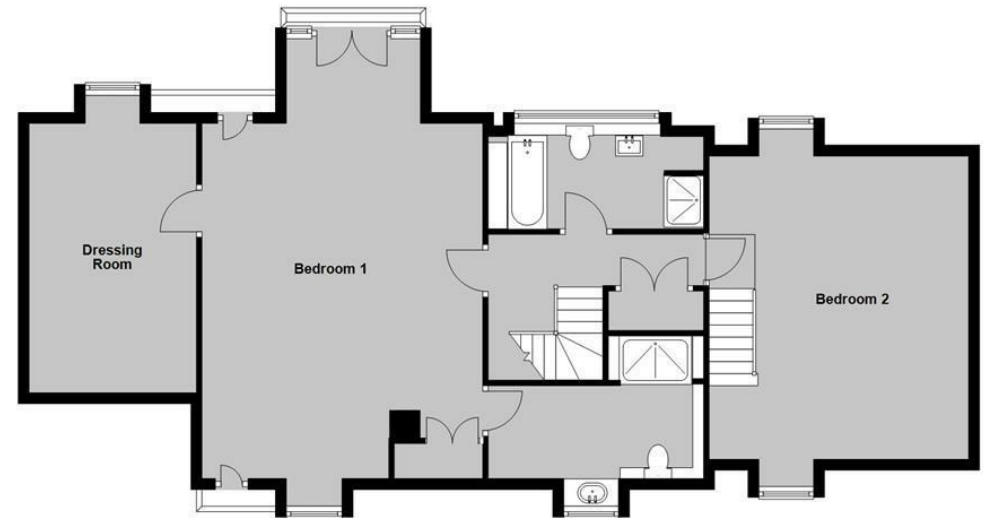
Ground Floor

Main area: approx. 157.0 sq. metres (1690.3 sq. feet)
Plus garages: approx. 34.1 sq. metres (366.6 sq. feet)



First Floor

Approx. 109.1 sq. metres (1173.8 sq. feet)



Main area: Approx. 266.1 sq. metres (2864.1 sq. feet)
Plus garages: approx. 34.1 sq. metres (366.6 sq. feet)



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