CHRISTOPHER HODGSON









# Kingston, Canterbury

**£725,000** Freehold

FOR COASTAL, COUNTRY & CITY LIVING

# Kingston, Canterbury

*3 Rectory Orchard, Church Lane, Kingston, Canterbury, Kent, CT4 6HY*

A significantly extended and beautifully presented detached bungalow, set within an idyllic rural location and enjoying spectacular, uninterrupted views across open countryside. 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.

The bright and spacious accommodation comprises an entrance porch and hall, a contemporary open-plan living/kitchen/dining room with a vaulted ceiling, far-reaching countryside views and bi-folding doors opening to the garden, and a sitting room with a wood-burning stove.

There are four generous bedrooms and two stylish shower rooms, including an en-suite to the principal bedroom. The property also benefits from air conditioning in the open-plan living space, the sitting room and the principal bedroom.

Outside, the rear garden has been designed for ease of maintenance and extends to 96ft (29m), incorporating a raised terrace that provides the perfect vantage point to enjoy the views, and a large patio with several seating areas. A driveway provides ample off-street parking.







LOCATION
Situated 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 Porch
- Entrance Hall
- Living / Kitchen / Dining Room 21'6" x 19' (6.55m x 5.79m)
- Sitting Room 15'9" x 14'3" (4.80m x 4.34m)
- Bedroom 1 13'6" x 12'2" (4.11m x 3.71m)
- En-Suite Shower Room
- Bedroom 2 15'9" x 12'11" (4.80m x 3.94m )
- Bedroom 3 13'4" x 10'7" (4.06m x 3.23m )
- Bedroom 4 10'0" x 7'5" (3.05m x 2.26m)
- Shower Room

OUTSIDE

- Garden 96' x 25' (29.26m x 7.62m)





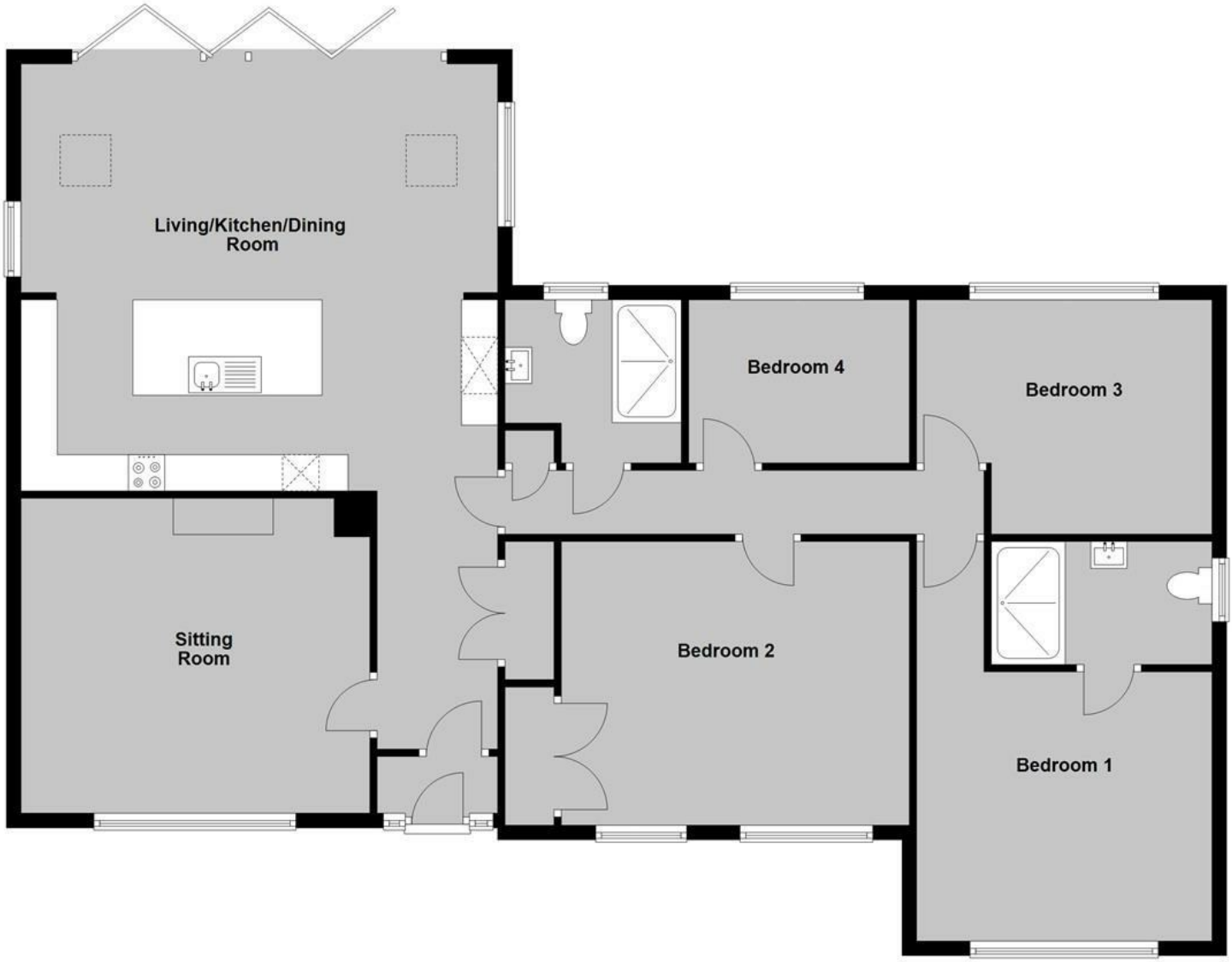





Adisham
Bishopsbourne
Aylesham
Kingston
Womenswold
Marley
Barham
Dover Rd
Google
Map data ©2026 Google

## Ground Floor

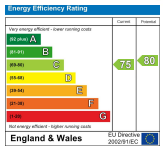
Approx. 145.2 sq. metres (1562.7 sq. feet)




Total area: approx. 145.2 sq. metres (1562.7 sq. feet)

**Council Tax Band E. The amount payable under tax band E for the year 2026/2027 is £3,000.49.**

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