



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)

















Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

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		
England & Wales	EU Directive 2002/91/EC	

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



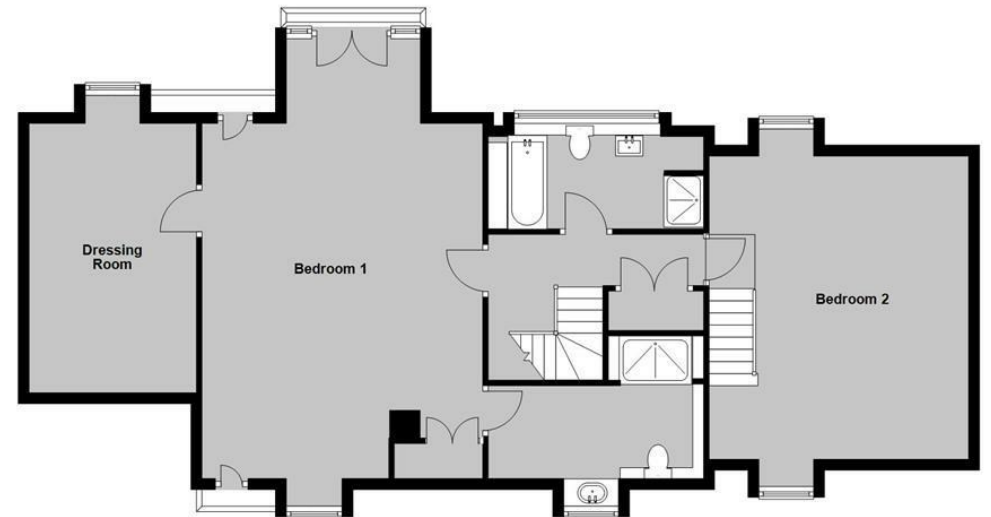
Ground Floor

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)



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe