



# Petham, Canterbury

## Lyon House, The Street, Petham, Canterbury, Kent, CT4 5QY

A substantial period house in an idyllic rural village within the Kent Downs Area of Outstanding Natural Beauty and only five miles South of Canterbury, which benefits from high-speed rail services to London. 'Lyon House' is a prominent Grade II listed double fronted Georgian building offering exceptionally spacious accommodation, with 3676 sq ft (342 sq m) of versatile living space and outbuildings.

The building has accommodated a variety of uses, including the village stores and Post Office, tea rooms and the two storey outbuilding which remains today was formerly the village bakery. There is great potential for conversion to a home office, gym or ancillary accommodation (subject to consents and approvals).

On the ground floor there is a large open-plan drawing room, and a sitting room with high ceilings, exposed beams and brick built fireplace. A generously proportioned dining room with fireplace leads through to the kitchen, which has a staircase to a large cellar with two rooms, offering the potential for conversion.

To the first floor there are two bedrooms and a family bathroom; the principal bedroom with dressing room and cloakroom boasts beautiful views overlooking the village and countryside beyond and the second bedroom has an adjoining door to the family bathroom. Two further double bedrooms each with en-suite bathrooms are situated on the second floor.

The property occupies a generous plot, and the Westerly facing garden incorporates a paved terrace with a former swimming pool. From here, steps rise to the remainder of garden which is mainly laid to lawn and planted with a variety of mature trees and shrubs providing a good degree of privacy. There is a two storey outbuilding and an attached garage, and to the side of the house, a driveway provides off street parking. No onward chain.

### Location

Petham is a picturesque rural village in the North Downs, an area of outstanding natural beauty, with thatched medieval and Tudor buildings surrounded by rolling countryside. The village benefits from a village hall which hosts a variety of activities including a playgroup, youth club and dance classes, as well as All Saints Church and Petham Primary School. The surrounding area is ideally suited to walking, riding and cycling.

The Cathedral City of Canterbury (5 miles) is designated a UNESCO World Heritage Site and offers a wealth of cultural and leisure amenities including theatres, bars, restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The City also benefits from excellent educational facilities including both public and state schools and higher education institutions. There are two mainline

railway stations offering fast and frequent services with the high speed Javelin links from Canterbury West to London St Pancras (approximately 56 minutes). Communication links are strong with the A2/M2 giving access to the channel ports and connecting motorway network.

Ashford International Station (12 miles) provides a high speed link to St Pancras, London, with a journey time of approximately 37 minutes, as well as access to the continent.

### Accommodation

The accommodation and approximate measurements are:

#### GROUND FLOOR

- **Drawing Room**  
19'9" x 16'6" (6.02m x 5.04m)  
at maximum points.

- **Sitting Room**  
11'10" x 10'11" (3.62m x 3.35m)  
at maximum points.

- **Kitchen**  
18'10" x 14'5" (5.76m x 4.41m)  
at maximum points.

- **Dining Room**  
14'9" x 13'8" (4.50m x 4.17m)  
at maximum points.

#### FIRST FLOOR

- **Bedroom I**  
26'7" x 12'3" (8.10m x 3.74m)  
at maximum points.







- **En-Suite Cloakroom**  
5'10" x 3'6" (1.78m x 1.09m)

- **Bedroom 2**  
15'1" x 13'11" (4.59m x 4.25m)  
at maximum points.

- **Bathroom**  
12'2" x 11'2" (3.71m x 3.41m )  
at maximum points.

- **Loft Space**  
16'6" x 7'3" (5.04m x 2.20m)  
at maximum points.

## SECOND FLOOR

- **Bedroom 3**  
18'5" x 15'5" (5.63m x 4.70m)  
at maximum points.

- **En-Suite Bathroom**  
12'2" x 6'5" (3.73m x 1.96m)  
at maximum points.

- **Bedroom 4**  
16'4" x 11'9" (4.97m x 3.58m)  
at maximum points.

- **En-Suite Bathroom**  
11'11" x 5'6" (3.64m x 1.70m)  
at maximum points.

## CELLAR

- **Cellar**  
14'1" x 7'11" (4.28m x 2.42m)  
at maximum points.

- **Cellar**  
11'11" x 11'5" (3.64m x 3.50m)  
at maximum points.

## OUTSIDE

- **Log Store**

- **Outbuilding (Ground Floor)**  
18'2" x 10'9" (5.56m x 3.30m)  
at maximum points.



- **Outbuilding (First Floor)**  
18'6" x 10'9" (5.65m x 3.30m)  
at maximum points.

- **Garage**  
17'8" x 9'2" (5.40m x 2.80m)  
at maximum points.

- **Former Swimming Pool**  
23'9" x 11'5" (7.26m x 3.50m)  
at maximum points.

- **Rear Garden**  
139'0" x 54'11" (42.37m x 16.76m)  
at maximum points.

## Video Tour Available

Please view the video tour for this property, and contact us to discuss arranging a viewing.













### Viewing

### STRICTLY BY PRIOR APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

95/97 Tankerton Road . Whitstable  
Kent CT5 2AJ

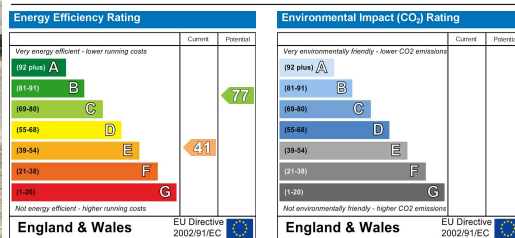
t: 01227 266441

f: 01227 266443

e: sales@christopherhodgson.co.uk

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

### Energy Performance Certificate

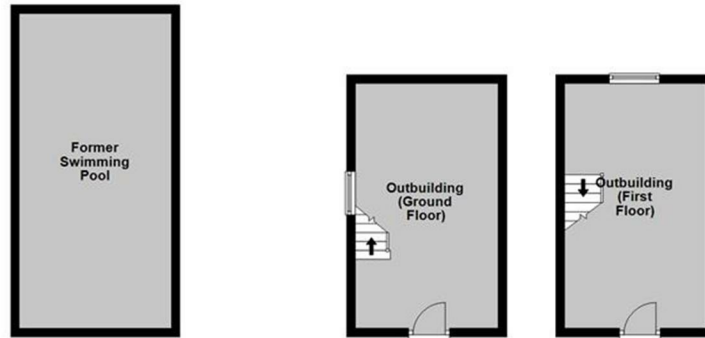


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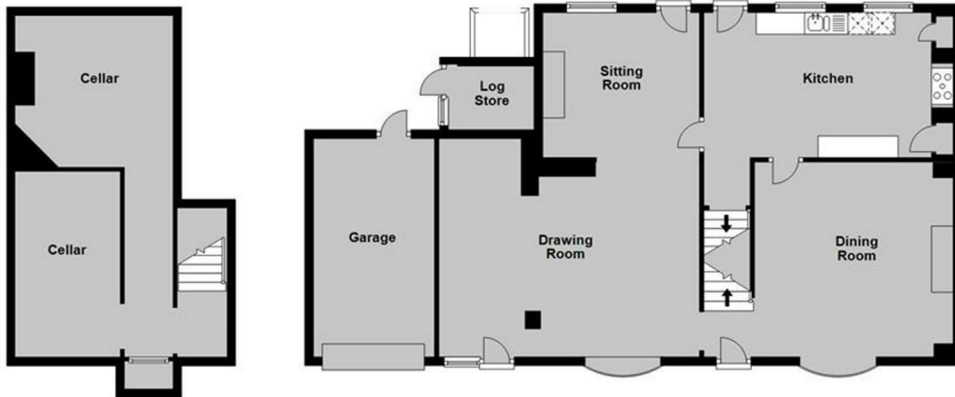
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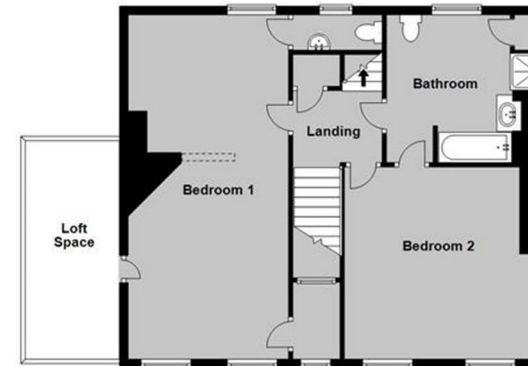
**Ground Floor**  
Approx. 166.4 sq. metres (1812.5 sq. feet)



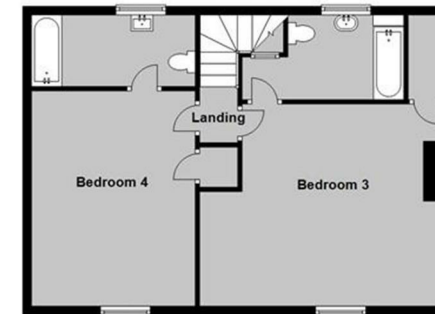
**Basement**  
Approx. 33.8 sq. metres (363.3 sq. feet)



**First Floor**  
Approx. 76.7 sq. metres (825.4 sq. feet)



**Second Floor**  
Approx. 62.7 sq. metres (675.1 sq. feet)



Total area: approx. 341.5 sq. metres (3676.3 sq. feet)

...for Coastal, Country & City living.