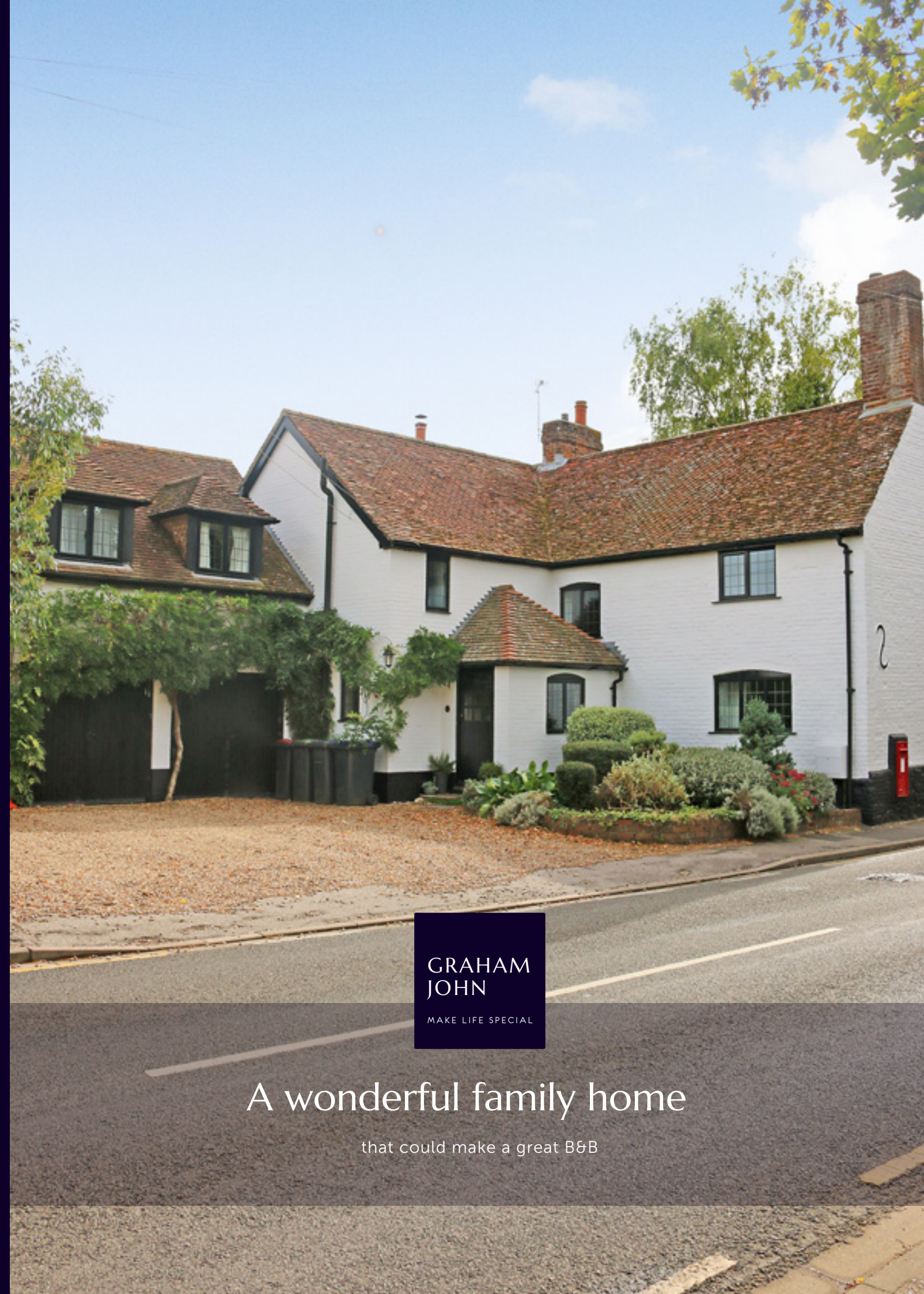




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GRAHAM
JOHN
MAKE LIFE SPECIAL

A wonderful family home

that could make a great B&B

Superbly blending

Modern living with
character . . .

The Details

7/8 Bedrooms

2 Living Rooms

2 Kitchens

Character features

Modern benefits

Wood burning stoves

5 En suites

Family Bathroom

Cloakroom

Double Garage

Lovely Garden

Convenient Location

There is so much to take in here and so much opportunity: family home, bed and breakfast business or both?

One of the many delights of this home is that it doesn't reveal its true self until you are properly wandering through and there is a real thrill as you discover what's around the next corner. The owners believe this home dates back three hundred years and the oldest part started life as three cottages for local workers they tell us, with one being the foreman's home. Much has changed since then although the fields still stretch away beside the house and that is unlikely to alter in the owner's opinion, they've enjoyed looking out at the sheep and others will do too.

The house has grown through the centuries and in more recent times, under the watchful eye of our clients, the house has transformed into a wonderful blend of character cottage and modern living. It has served them brilliantly as a family home. Now, with the kids having flown the nest, it's time to make a move.

It will be a shame to go, they have loved living here with the wonderful village of Bridge (home to a sought after primary school) 'just around the corner'. Their kids walked to school at the Simon Langton. Friends and family have always been keen to stay here on this side of town. For professionals attending lectures at the hospital, the colleges or university or someone coming to be close to the cricket ground this has proven time and again to be a convenient setting. For anyone wanting to consider a bed and breakfast aspect then it would be so easy to slip into the routine and make a living here, there's a wedding venue close by.



From quiet corners



To more expansive garden

For those anxious to get their kids close to the Langton or St Anselms then again it is a brilliant opportunity and with the wonderful layout the owners have created this home will really suit a growing family, or perhaps two families moving to be together. The gardens outside are lovely to wander through, mature, landscaped simply and sensibly with shrubs and trees and providing a balance for the family and for fun.

The en-suite bedrooms make life equally comfortable for guests and family. The sitting room has that lovely feel of a period room focused on the fire and then you wander through to the other living area and that glorious vaulted glass roof for the dining area looking out over the garden, the perfect setting for breakfasts with the family and a brilliant start to the day for anyone staying with you. That room ties in with a second kitchen and a wonderful ground floor bedroom with en-suite to possibly form a 'holiday let'. Two staircases mean that, if you wanted to, the first floor has the flexibility of providing family accommodation to one side of the house and guest accommodation to the other.

The well respected Granville is a simple drive, perfect for a lunch or dinner treat and just one of many superb places to visit if you enjoy dining out. Canterbury always wows with its history, architecture and vibrancy. It is also a well connected city with high speed link to St Pancras and easy access to the coast and continent.

It is very easy to keep waxing lyrical about the home, two parking areas outside, an integral double garage, wood burner in the 'holiday let' and so on. The best thing is for you to come and experience it first hand, to get a feel of how this house impresses from the moment you walk in.

This home is available for viewing by appointment through Graham John Estate Agents.

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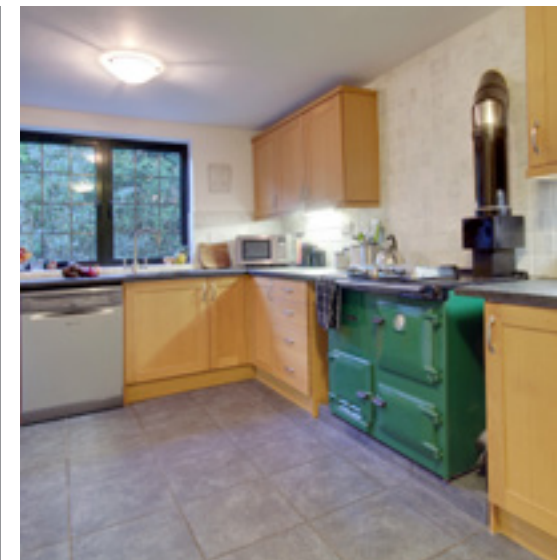
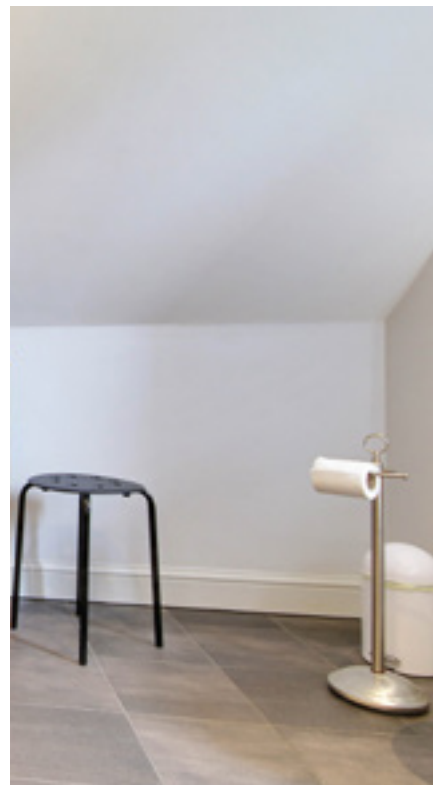
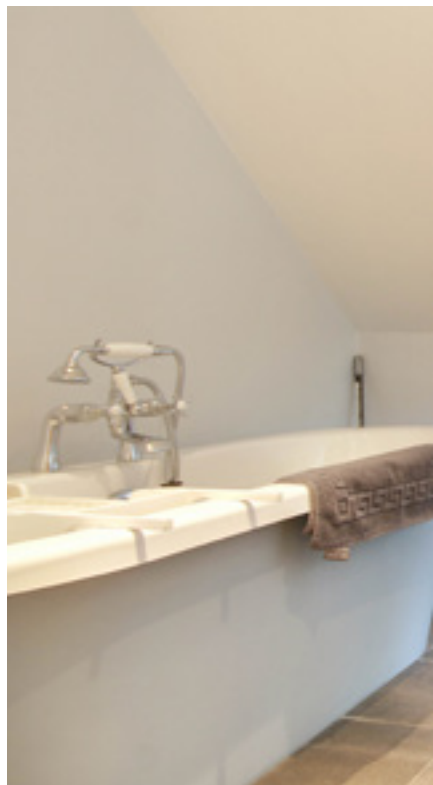
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a brilliant family room



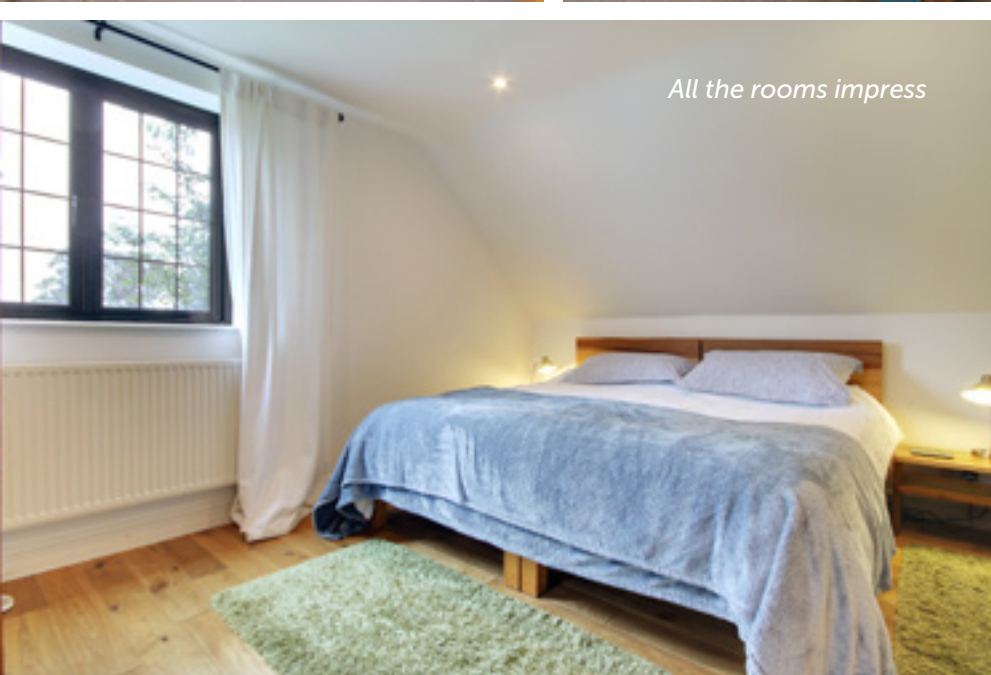


Everywhere feels light and inviting and the en-suite bathrooms and showers all impress

Throughout this home there is a sense that the owners have taken time to plan and design. Whether you want two families to live here, to use it as a bed and breakfast or just spread out for comfort, this is somewhere that makes achieving your dream easy.



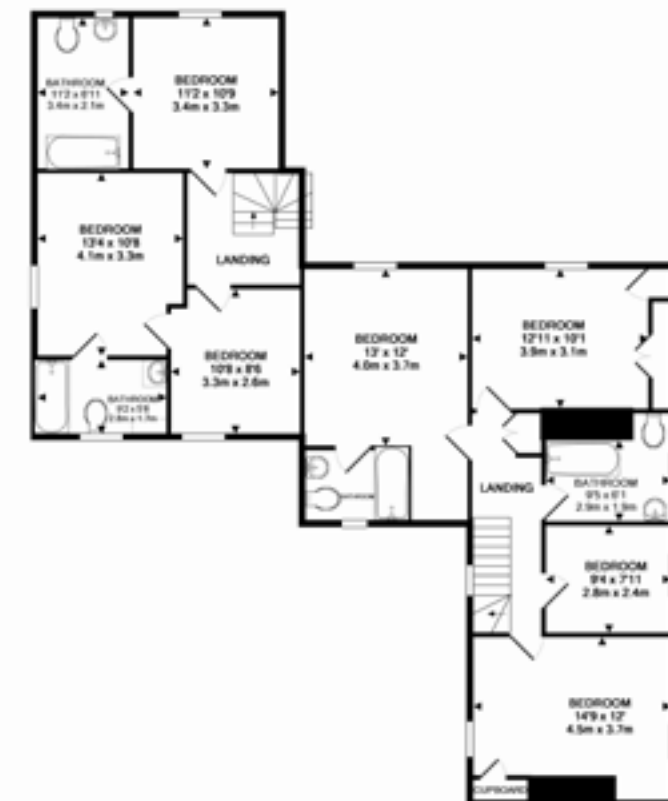
It would be brilliant as a B&B



All the rooms impress



Each has a unique character



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The garden will impress guests and provide space for the family



Everything here seems to blend beautifully and be in balance.

This is a home that wins you over for so many reasons. We've talked about the character, the delightful modern feel that blends with it and of course it works so well as a family home and also could as a bed and breakfast business. Canterbury is a stunning

city and offers so much opportunity. Glorious Kentish countryside surrounds the area and it is easy to lose yourself for hours exploring villages and hamlets. ■

This is a home that has helped create a multitude of happy memories for the owners and now this is the opportunity for you to do the same in a fabulous location!