



Dane Farm, Stone Street, Petham, Canterbury, Kent, CT4 5PP

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**Dane Farm, Stone Street, Petham,
Canterbury, Kent, CT4 5PP**

£600,000 Freehold

Occupying a wonderfully secluded position in a conservation area with breathtaking views across the Kent Downs National Landscape, this rarely available detached bungalow offers a unique opportunity to create an exceptional home in one of East Kent's most special settings.

Set within substantial wraparound gardens, the property can be approached via a long private driveway and a track which is indicated by the hatched area on the aerial photograph. The property enjoys an extraordinary sense of peace, privacy, and space that is seldom found so close to the City. The plot extends to about 1 acre (0.4 ha) – subject to final measurement survey.

Originally constructed in the 1960s and extended over time, the bungalow now provides over 2,000 sq ft of versatile accommodation with enormous scope for modernisation, reconfiguration, and improvement.

While the property would benefit from updating throughout, the true appeal lies in the remarkable location and potential on offer. Whether transformed into a contemporary family home, adapted for multi-generational living, or redesigned to incorporate an annexe, this is a home that could become something truly outstanding.

The existing accommodation is both spacious and flexible. The main section of the bungalow currently comprises two double bedrooms, a sitting room, an open-plan kitchen/dining space, family bathroom, separate WC, and utility room. The extended part offers additional living accommodation including two bedrooms, another reception room, kitchen, and dining room, lending itself to annexe accommodation, guest space, home working, or space to create one larger property.

Outside, the gardens wrap around the property and create an idyllic backdrop with mature trees, expansive lawns, a small paddock, and endless possibilities for landscaping and outdoor entertaining.



The elevated position and uninterrupted outlook across the National Landscape further enhance the feeling of being tucked away in your own private retreat.

Offered to the market with no onward chain, this is a rare opportunity to acquire a substantial detached bungalow in an exceptional location. With its unique setting, incredible versatility, and outstanding potential, this is a property ready to be reimaged.

Petham is situated just 5 miles from the vibrant city of Canterbury with its ever expanding range of bars, restaurants and shopping, leisure and educational facilities. The village itself has a primary school rated 'Good' by OFSTED, village hall and church and being situated in the National Landscape there are many miles of walking and cycling routes all around with stunning scenery.

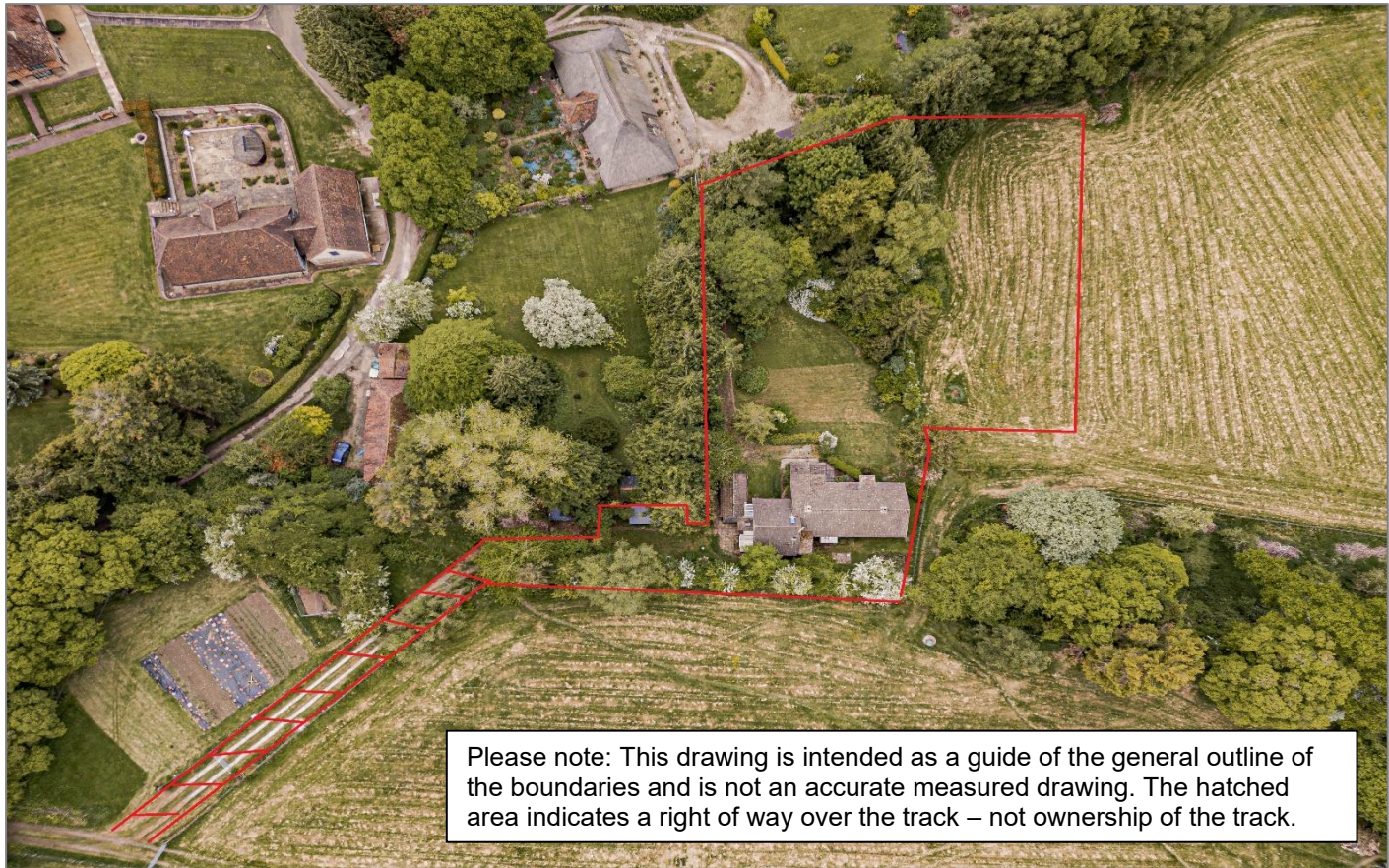
Many of the city's Grammar schools are within easy reach, as are Canterbury East railway station and Canterbury West with its high-speed service to London St Pancras in just 56 minutes. The University of Kent and the city's independent schools are all within a short drive.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains electricity, water & drainage.

Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 14/5/26



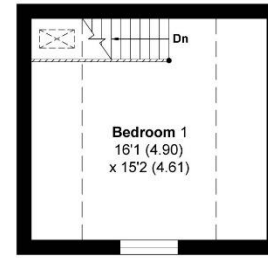
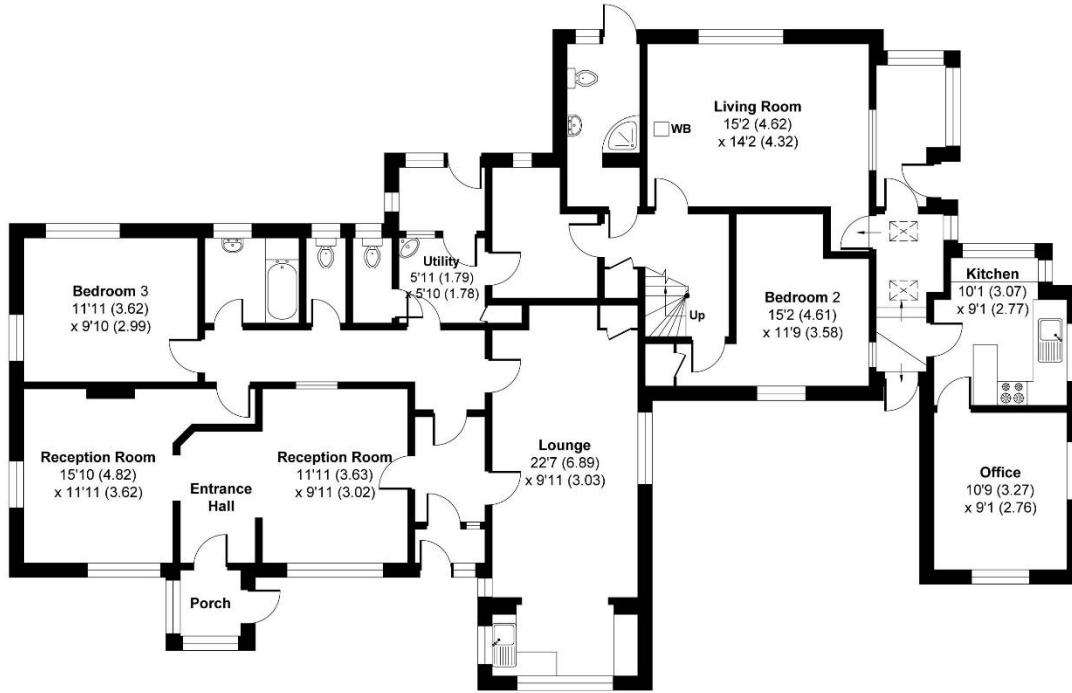


Stone Street, Petham

Approximate Gross Internal Area = 189.81 sq m / 2043.09 sq ft

For identification only - Not to scale

= Restricted Head Height



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 67 D |
| 39-54 | E | 39 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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