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7 Orchard View, Broad Oak, Canterbury, Kent, CT2 0FD

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**7 Orchard View, Broad Oak, Canterbury,
Kent, CT2 0FD**

£765,000 Freehold

This beautifully presented, modern and spacious family home offers five bedrooms and is ideally situated in the heart of Broad Oak Village. Set within an exclusive private development of just 14 detached homes, the property enjoys stunning, far-reaching views across an unspoilt valley and open countryside.

The front door opens into an impressive open-plan kitchen, dining and living space, creating a superb environment for both family life and entertaining. The contemporary kitchen is fitted with gloss units, quartz worktops and a range of integrated appliances, complemented by a separate utility room. The living and dining area is flooded with natural light, enhanced by bi-folding doors that open directly onto the landscaped rear garden. To the front of the house there is a dedicated home office, along with a beautifully appointed downstairs cloakroom.

Upstairs, the landing leads to the impressive principal bedroom suite, which features bi-folding doors opening onto a balcony with uninterrupted views across the valley and countryside beyond. The westerly aspect provides breathtaking sunsets. The principal suite also benefits from a walk-in dressing room and a stylish en-suite shower room. There are four further well-proportioned bedrooms, with bedroom two enjoying its own en-suite shower room, in addition to a contemporary family bathroom.

Externally, the property offers a driveway with parking for four vehicles, along with a double garage fitted with electric doors. The rear garden has been thoughtfully landscaped to include areas of lawn, a paved patio ideal for al fresco dining, and raised sleeper beds attractively planted. The garden also enjoys the same wonderful sunset views.



Broad Oak is a sought-after village located just north of the historic cathedral city of Canterbury, offering an excellent balance of rural living and everyday convenience. Surrounded by rolling farmland and open countryside, the village enjoys a community-oriented atmosphere while being very well connected.

Canterbury city centre is just a short drive away and is renowned for its rich history, cultural attractions, independent shops, cafés and restaurants. Transport links are excellent, with easy access to the A2 for routes towards London and the Kent coast, as well as a nearby mainline railway station at Sturry providing regular high-speed services to London St Pancras.

The village benefits from a popular local primary school in Sturry, a village hall and a well-regarded public house, contributing to a strong sense of community. Scenic walks and bridleways are easily accessible, making the area ideal for those who enjoy outdoor pursuits and a rural lifestyle.

Educationally, Canterbury is very well provided for offering an excellent range of primary and secondary schools in both the state and independent sectors. The King's Junior School is a short drive away in Sturry, while the University of Kent and Canterbury Christ Church University are both within easy reach.

Viewing:

By appointment through Finn's, Canterbury.

Tel: 01227 454111

Services:

Mains gas, electricity, water & drainage.

Council Tax:

Band 'F' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date:

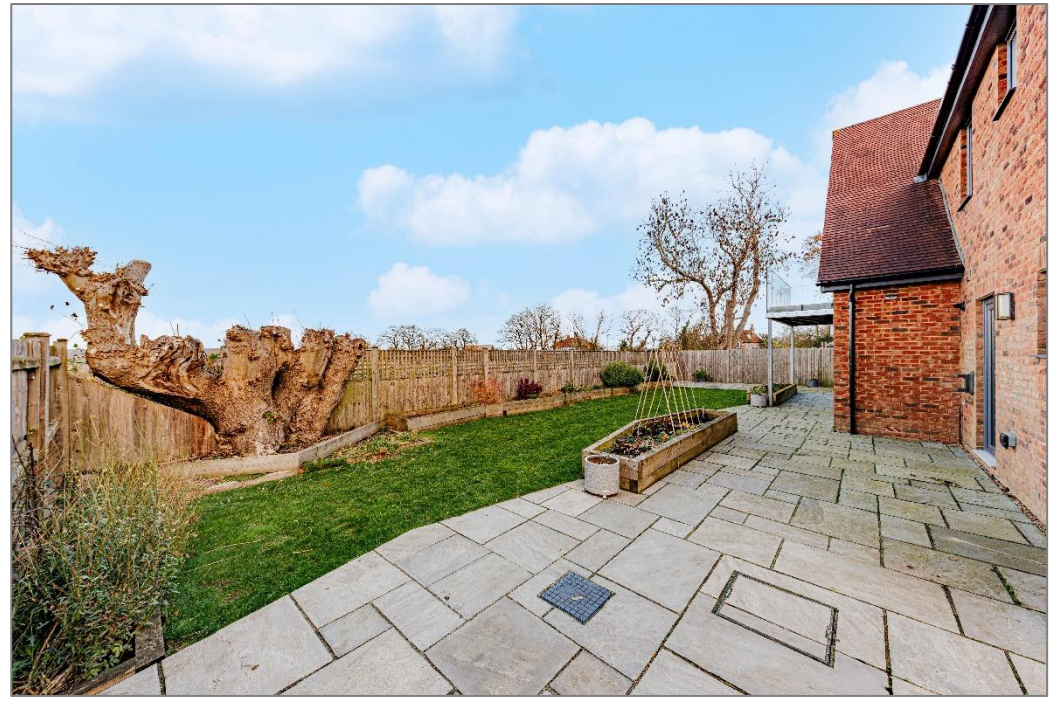
These particulars were prepared on 15/12/25













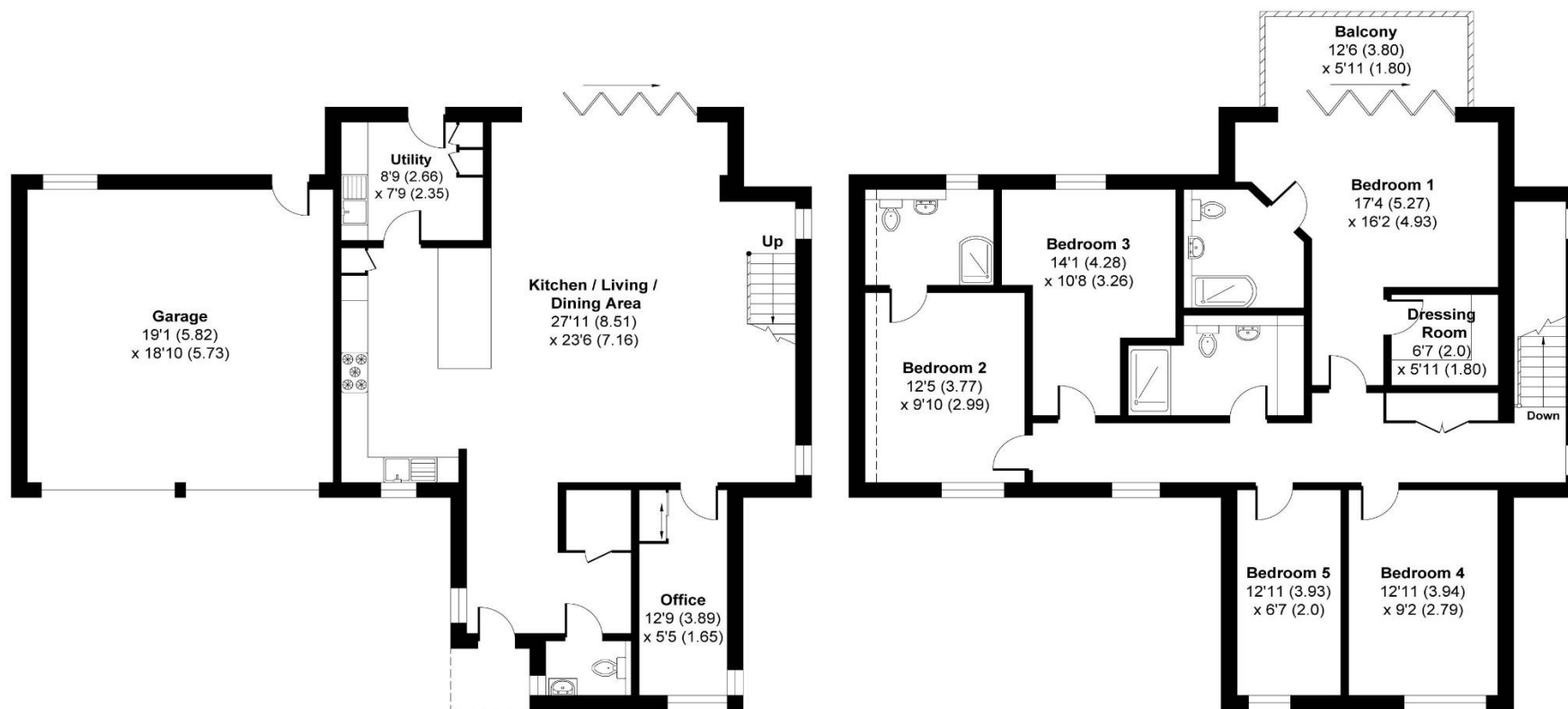
Orchard View, Broad Oak, Canterbury

Approximate Gross Internal Area = 181.11 sq m / 1949.45 sq ft

Garage = 33.35 sq m / 358.97 sq ft

Total = 214.46 sq m / 2308.42 sq ft

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	85	
(69-80) C		
(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

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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