



since 1865

**4 Brickfield Cottages, Cave Lane, Claypits, Goodnestone, Canterbury, Kent, CT3 1PB**

**[finns.co.uk](http://finns.co.uk)**



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

**4 Brickfield Cottages, Cave Lane, Claypits,  
Goodnestone, Canterbury, Kent, CT3 1PB**

**£650,000 Freehold**

Set in the heart of some of East Kent's most beautiful and unspoilt rolling countryside, this exceptional four-bedroom period home has been meticulously restored and thoughtfully extended by the current owners to create a bright, spacious and truly special family home.

Rarely available in this picturesque village, the property seamlessly blends traditional charm with high-quality modern finishes. Every aspect has been refurbished to an exacting standard using quality materials, including the installation of heritage-style double-glazed timber windows and comprehensive upgrades throughout including solar panels which boost hot the water.

At the heart of the home is a superb open-plan kitchen, dining and sitting area—flooded with natural light from its triple-aspect design. The kitchen features a central island, granite work surfaces, a butler sink, integrated appliances, quality bespoke cabinetry, and a lovely pale grey Aga. The adjacent sitting area enjoys French doors opening onto a paved terrace and offers sweeping views over the garden and countryside beyond. A separate dining room has stripped period floorboards and a charming fireplace, while a further separate sitting room features a wood-burning stove and views to the rear. Also on the ground floor is a well-appointed utility/boot room and a stylish shower room.

Upstairs are four bedrooms, three of which are generous doubles and all have wonderful views. The main bedroom includes fitted wardrobes with a dressing table space, while the family bathroom is elegantly finished with a roll-top bath and shower over, WC, and washbasin set in a beautiful marble-topped vanity unit.

Outside, the large rear garden—measuring just under 250 feet—is mainly laid to lawn, interspersed with mature trees and shrubs, and is surrounded by glorious open countryside. A standout feature is the bespoke detached garden room, beautifully constructed using reclaimed materials and fully powered—ideal for use as a home office, gym, bar or summer house. Beyond this

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS





lies a vegetable garden with a further garden shed/summer house.

In all, the property sits in grounds of approximately 0.35 acres, offering space, privacy, and an idyllic lifestyle in one of East Kent's prettiest rural settings.

Goodnestone is located in the heart of the typical Kentish countryside, a quintessential village, which includes many period properties and steeped in hundreds of years of history.

The village has a rich history, including ties to the renowned author Jane Austen, who was a frequent visitor. It boasts a friendly and picturesque pub, Fitzwater's Arms, as well as a primary school and a charming church known for hosting regular concerts. One of the highlights is Goodnestone Park, a stunning 18th-century stately home set within 14 acres of landscaped gardens, grounds and tea rooms, open to the public most days.

Just a short distance away lies the sought-after village of Wingham, known for its vibrant high street and everyday amenities such as general stores, a post office, Doctor & Dentist and a two well regarded pubs.

Approximately 9 miles from the village is the historic Cathedral city of Canterbury. Here, you'll find an excellent range of shopping, a wealth of cultural attractions, and a wide selection of schools, including grammar options and both state and private sectors for all ages and abilities. The surrounding area also provides a range of leisure activities, from sports centres and swimming pools to championship-level cricket and golf, with notable courses such as Princes at Deal and Royal St George's in Sandwich. The Kent coast is just a 20 minute drive with miles of sand and pebble beaches.

Transport links are convenient, with the A2 providing easy access to the M2, M20, and M25 motorways. High-speed rail services run from Canterbury West, Sandwich, and Dover to London St Pancras. For travel to the continent, both the Port of Dover and the Channel Tunnel terminal at Cheriton are within reach and offer regular services.

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

**Services:** Mains electricity, water & drainage. Oil central heating.

**Council Tax:** Band 'C' according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Dover District Council.

**Date:** These particulars were prepared on 1/7/25













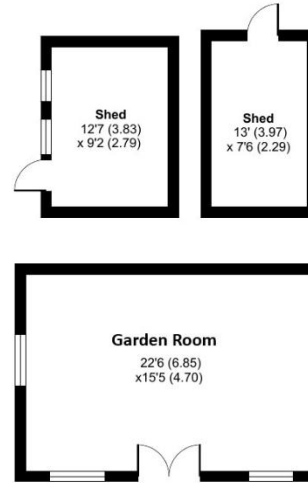
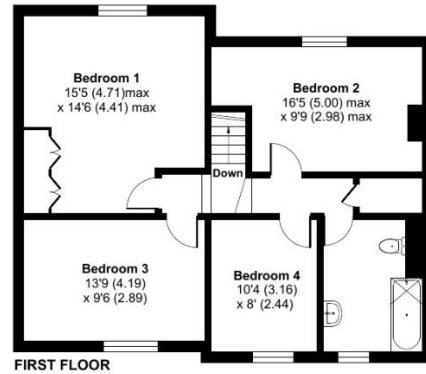
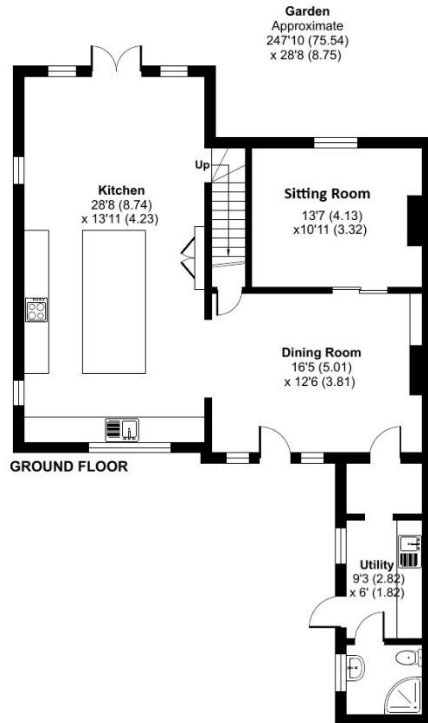








Approximate Area = 1705 sq ft / 158.3 sq m  
 Outbuildings = 559 sq ft / 51.9 sq m  
 Total = 2264 sq ft / 210.2 sq m  
 For identification only - Not to scale

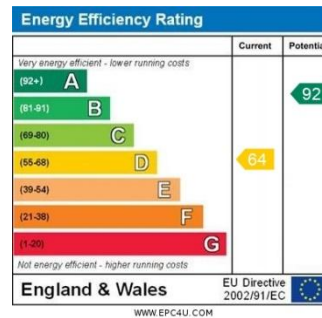


Garden  
 Approximate  
 247'10 (75.54)  
 x 28'8 (8.75)



Certified  
 Property  
 Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential), © nrichcom 2025, Produced for Finns. REF: 1312407



**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.

**FINN'S CANTERBURY**  
 82 Castle Street  
 Canterbury  
 Kent CT1 2QD  
 Sales: 01227 454111  
 Lettings: 01227 452111

**FINN'S SANDWICH**  
 2 Market Street  
 Sandwich  
 Kent CT13 9DA  
 Sales: 01304 612147  
 Lettings: 01304 614471

**FINN'S ST NICHOLAS AT WADE**  
 The Pack House  
 Wantsum Way  
 St Nicholas at Wade  
 Kent CT7 0NE  
 Tel: 01843 848230

