



GUILDCREST ESTATES



Sondes House Station Road, Patrixbourne, Canterbury CT4 5DD





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Canterbury CT4 5DD

Asking price £2,000,000

Sondes House is a stunning Grade II listed detached country residence in the village of Patrixbourne, on the edge of Canterbury. Believed to date back to the 1600s and later extended during the early Victorian era, the home has been meticulously restored and thoughtfully reconfigured to provide over 4,600 sq ft of beautifully enhanced accommodation, rich in original character.

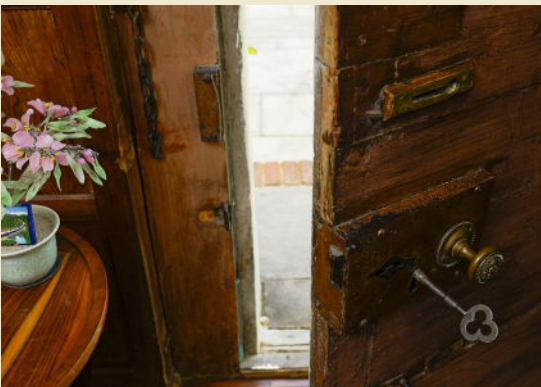
Exposed beams, high ceilings, intricate panelling, parquet flooring and elegant fireplaces sit alongside modern upgrades for comfortable day-to-day living. From the welcoming entrance hall, a bay-fronted sitting room with wood-burning stove offers a cosy retreat, while the impressive dining room opens through replicated French doors onto a south-facing sun terrace – perfect for entertaining. The adjacent kitchen/breakfast room forms a generous, sociable hub with bespoke black American walnut cabinetry, striking Tiger's Eye granite worktops and integrated appliances, supported by a large utility room with butler sink. A versatile study/music room completes the ground floor.

Upstairs, a grand staircase rises to a galleried landing serving five double bedrooms and the family bathroom. The principal suite is dual-aspect with a walk-in dressing room and a concealed doorway through to a luxurious en-suite, while an additional east wing offers a further dual-aspect bedroom with its own en-suite and walk-in wardrobe.

Outside, the property sits within approximately 4.16 acres, approached via a gated driveway with ample parking, triple garage/workshop and EV charger. Landscaped gardens lead to a croquet lawn, tennis court and a timber summer house with kitchenette, with woodland and open ground beyond offering exciting scope (subject to consent) for a self-contained annexe, wellness retreat or glamping concept, alongside several outbuildings with further conversion potential

Ground Floor Reception Areas

First Floor Bedrooms and Bathrooms





- Games Area**
17'3 x 10'0 (5.27 x 3.06)
- Cellars**
15'7 x 15'3 (4.74 x 4.64)
- Rear Garden**
- Outbuildings**
- Tennis Court**
75'2 x 32'0 (22.90 x 9.75)
- Summerhouse**
27'4 x 11'3 (8.33 x 3.42)





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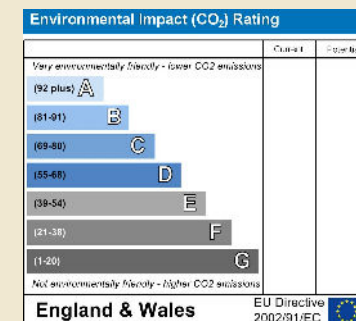
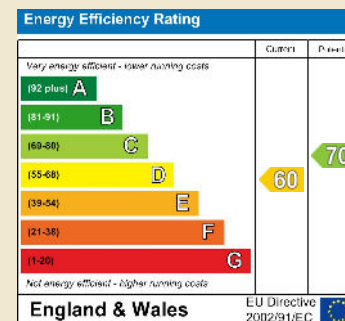
Key Features

- Grade II listed detached period residence in Patrixbourne
- Restored to an exceptional high standard
- Set in 4.16 acres of land
- Exposed timbers and tall ceilings
- Bespoke walnut kitchen cabinetry
- Five double bedrooms, three bathrooms, including en-suites
- Gated driveway with ample parking
- Triple garage with EV charging
- Croquet lawn, tennis court and summer house with kitchenette
- Outbuildings plus potential for *improve/wallpaper/clamping use* (STPP)

Important Information

Freehold
 House - Detached
 4634.00 sq ft
 Council Tax Band G
 EPC Rating D

£2,000,000



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