



Keepers Cottage Ileden Lane  
Ileden, CANTERBURY, CT4 6HP  
£650,000

[colebrooksturrock.com](http://colebrooksturrock.com)





# Keepers Cottage

A charming, detached cottage with breath taking rural views, featuring a self-contained annexe. This unique home offers privacy, character and income potential while remaining well connected. No Chain.

## Situation

Keepers Cottage is set in an enviable location on a private road, enjoying stunning rural views over open farmland, while remaining just a few minutes' drive from Bridge, Kingston, and Canterbury. Nearby villages, including Barham and Bridge, provide an excellent range of everyday amenities such as a bowls club, award-winning village shop/post office, restaurants, public houses, doctors' surgery, and highly regarded primary schools. Bishopsbourne is also within easy reach, offering a popular complex with a baker/patisserie, farm shop, and tearoom. A footbridge over the A2 provides convenient pedestrian access to Barham, and there are **regular bus services along the A2 connecting to Canterbury, Dover, and Folkestone**, as well as additional routes from the Elham Valley, making the property well placed for both local and regional travel.

## The Property

The main cottage is beautifully arranged over two floors, combining period charm with comfortable modern living. An enclosed porch leads into a welcoming hallway, opening to a cosy sitting room with a wood-burning stove and an extensively fitted kitchen/breakfast room with adjoining utility/larder and planning permission to extend. A large conservatory, currently used as a dining room, enjoys wonderful views over the gardens and floods the space with natural light. Upstairs, a wide landing with exposed pine floorboards and a striking beam leads to two double bedrooms with built-in wardrobes and a spacious family bathroom with corner bath and separate walk-in shower. Set apart from the main house is a self-contained superb annexe, providing excellent additional accommodation with a double bedroom, sitting room, fitted kitchen/dining area, shower room and cloakroom, making it ideal for guests, multi-generational living or potential Airbnb income.

## Outside

The gardens are a true highlight of the property, beautifully landscaped and set within expansive

grounds, offering breathtaking, far-reaching rural views from every front-facing window. Winding paths meander through well-kept lawns, mature shrubs, and trees, complemented by an ornamental pond, greenhouse, garden shed, and several wood stores. A unique summer house, cleverly designed to follow the sun throughout the day, is perfectly positioned within the fully enclosed rear garden. The property is bordered by light historic woodland to the rear and open farmland to the front, providing a wonderful sense of privacy and seclusion. Parking is available to the front of both the main house and the annexe.

This truly special home offers unbridled charm, privacy, and endless potential—early viewing is highly recommended!

## Services

Mains water and electricity connected. Private drainage. 2400L underground LPG gas tank supplying the boiler for heating and hot water in the main house. Energy efficient solar panels. Annexe served by electric heating and hot water.

## Local Authority

Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

## Tenure

Freehold

**Current Council Tax Band: E**

**EPC Rating: E**

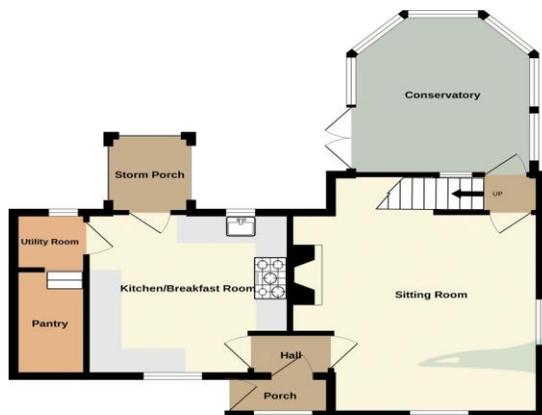
## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

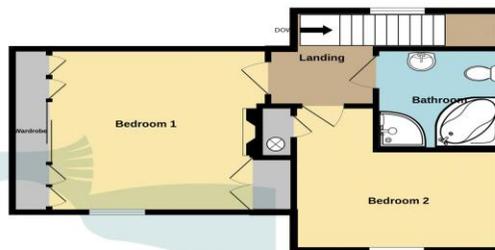


To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor  
646 sq.ft. (60.0 sq.m.) approx.



1st Floor  
448 sq.ft. (41.6 sq.m.) approx.



Annexe & Outbuildings  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1703 sq.ft. (158.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

**Entrance Porch**  
6' 1" x 3' 1" (1.85m x 0.94m)

**Entrance Hall**  
4' 10" x 3' 4" (1.47m x 1.02m)

**Sitting Room**  
15' 8" x 12' 8" (4.77m x 3.86m)

**Kitchen**  
12' 8" x 12' 4" (3.86m x 3.76m)

**Conservatory**  
12' 6" x 11' 0" (3.81m x 3.35m)

**Utility Room**

**Pantry**

**Storm Porch (rear)**  
6' 0" x 5' 0" (1.83m x 1.52m)

**First Floor Landing**

**Bedroom One**  
13' 5" x 13' 8" (4.09m x 4.16m)

**Bedroom Two**  
11' 2" x 12' 8" (3.40m x 3.86m)

**Bath / Shower room**  
7' 10" x 7' 3" (2.39m x 2.21m)

**Annexe Living Room/Kitchen**  
17' 4" x 12' 11" (5.28m x 3.93m)

**Annexe Bedroom**  
12' 10" x 8' 10" (3.91m x 2.69m)

135 Canterbury Road, Hawkinge, Kent, CT18 7BS

t: 01303 892000

e: hawkinge@colebrooksturrock.com



colebrooksturrock.com



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Also in: Saltwood • Sandwich • Walmer