



Tancrey, Fordwich, Kent

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# Tancrey Fordwich, Kent CT2 0BU

A stunning Grade II Listed period property, arguably the finest in the area, set on its own island and bounded on three sides by the River Stour.

Sturry station 0.4 miles, Canterbury/Canterbury West station 3 miles (London St Pancras from 54 minutes), M2 (Junction 7) 10 miles

**Tancrey:** Reception hall | Drawing room | Sitting room | Family room | Office | Kitchen/breakfast room | Utility | Larder | Cloakroom | 7 Bedrooms 2 Bathrooms | 2 Shower rooms

**Annexe:** Entrance lobby | Open plan sitting/dining room/kitchen | 2 Bedrooms (1 en suite) Shower room | Double garage | Garden Pool house with swimming pool, games room, shower room and pump room | Outhouse comprising workshop, tractor store, 4 former stables and extensive storage over | Greenhouse EPC rating F | About 3.6 acres

## The property

Tancrey is a unique and substantial period property. Dating originally from Tudor times, the house has been extensively remodelled and extended over the centuries and offers a charming and eclectic range of architectural styles. The oldest part of the house is the southern wing, where dragon beams and other period features indicate the style of a Wealden "hall house", possibly dating from the 16th century. A further addition was made in the 17th century and, finally, a Georgian wing was added in the early 1700s. The mellow elevations and the juxtaposition between the timbered elevations and the more formal Georgian architecture make for a very pleasing contrast.

Set on its own island in the River Stour in the centre of the Fordwich, Tancrey is beautifully

secluded and protected but sits at the heart of this ancient settlement. Fordwich is famously known as Britain's smallest town, with its unique timber-framed town hall.

The accommodation is currently arranged to provide the principal house with an adjoining annexe. Both could easily be incorporated into one if required.

In the main house there are four principal reception rooms with significant period features throughout, each with their own individual character and perfect for family living and entertaining. With such a variety of rooms there is ample space to find a quiet spot to relax and enjoy the views over the garden.

The kitchen is the heart of the house and has a wonderful atmosphere, full of character, with numerous beams and beautiful views over the garden. A four oven Aga sits proudly at the end of the room. This is the perfect place for informal dining with plenty of room for a refectory style table.

The first floor offers six well-proportioned bedrooms, many of which enjoy tall vaulted and beamed ceilings, wood-panelled walls; most of the rooms enjoy peaceful aspects of the grounds and river beyond. There is a family bathroom and two family shower rooms.

On the second floor there is a further bedroom and an additional adaptable room, together with a family bathroom.

## The annexe

The attached annexe comprises an open-plan sitting/dining room/kitchen with a curved bay window and fireplace

A staircase leads to the first floor where there is a well-proportioned principal bedroom with a charming window seat, integrated wardrobes and a large en suite shower room. A second bedroom and shower room complete the floor.





































## Outside

The property benefits from a highly desirable position with its beautifully landscaped grounds giving direct access to the scenic and meandering Great Stour river, with its pretty beds comprising various trees and a mature weeping willow. A decked area offers a peaceful spot to relax by the river, whilst the expansive grounds comprise a number of formal level lawned gardens with well-stocked flower beds on three sides of the home.

The property's main entrance is accessed via a walled, gated courtyard which contains a large gravelled driveway and front terrace to the annexe leading to the detached double brick-built garage and pool house. The garage has the capacity to park up to six vehicles, utilising lifts. The fully glazed arched pool house encloses the 37ft swimming pool and paved sun terrace; there is also a games room, shower room and pump room.

The well-established garden also features a sizeable and characterful two-storey outhouse with a 30ft dual aspect workshop, tractor store, four former stable rooms to the ground floor and a capacious, adaptable floor above, as well as a sizeable greenhouse and mature vegetable plot.

## Location

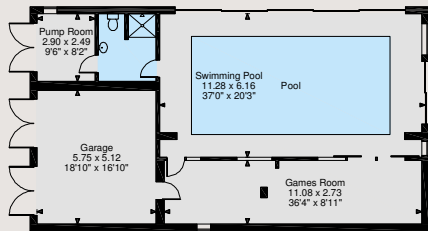
The property is situated in Fordwich, England's smallest town, which lies to the north east of Canterbury, with its extensive educational, leisure and shopping facilities. The Junior Kings School is located close-by in Sturry village. The station at Sturry provides connections to the High-Speed service from Canterbury West (London St Pancras from 54 minutes) and Ashford.

The A2 provides direct access to the motorway network. The Port of Dover and the Channel Tunnel at Folkestone provide regular services to the Continent.

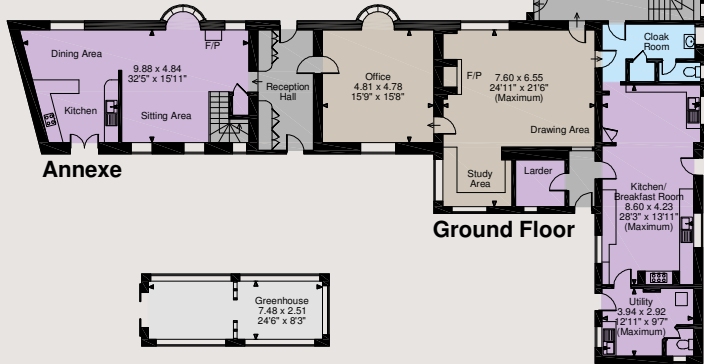




Tancrey Fordwich, Canterbury  
 Main House internal area 4,717 sq ft (438 sq m)  
 Garage internal area 317 sq ft (29 sq m)  
 Outbuilding internal area 932 sq ft (87 sq m)  
 Annexe internal area 1,064 sq ft (99 sq m)  
 Pool House internal area 1,256 sq ft (117 sq m)  
 Outhouse internal area 1,108 sq ft (103 sq m)  
 For identification purposes only.

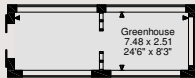


Pool House

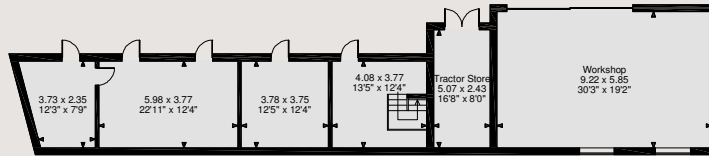
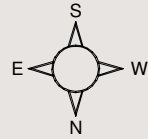


Annexe

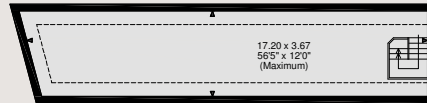
Ground Floor



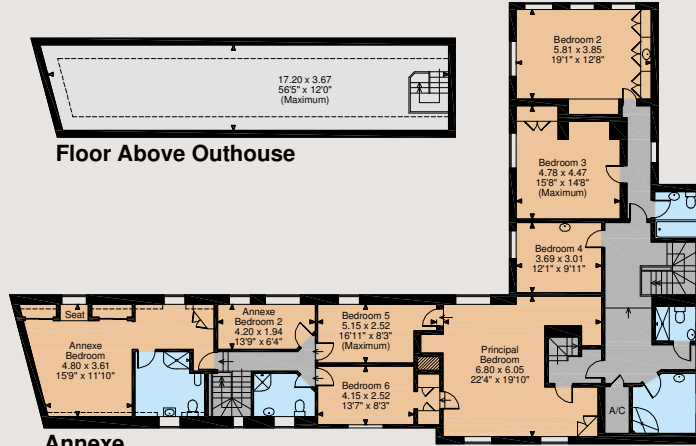
Greenhouse



Outhouse

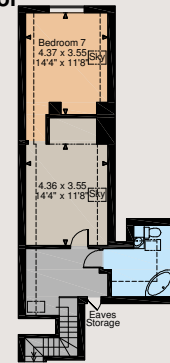


Floor Above Outhouse



Annexe

First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Directions

Leave Canterbury on the A257 (St George's Place) towards Sandwich. Remain on this road for about a mile then turn onto Stodmarsh Lane. After a further mile turn left into Moat Lane. In Fordwich proceed down the High Street. At the T-junction turn left and cross over the river. The property will be found on the left-hand side.

## General

**Local Authority:** Canterbury City Council  
**Services:** All mains services, gas heating.  
**Council Tax:** Band H  
**Tenure:** Freehold  
**Guide Price:** £2,500,000

## Canterbury

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