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Flaxland, House, Flaxland Lane, Garlinge Green, Canterbury, Kent, CT4 5RS

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**Flaxland House, Flaxland Lane, Garlinge
Green, Canterbury, Kent,
CT4 5RS**

£895,000 Freehold

A beautifully presented and thoughtfully modernised three-bedroom detached family home, dating from circa 1870, occupying a highly sought-after rural position in the idyllic hamlet of Garlinge Green, at the heart of the Kent Downs National Landscape. Enjoying stunning countryside views, a generous garden of approximately 0.36 acre and excellent potential to extend, with planning permission already granted for a single-storey rear link extension together with a rear dormer to the existing garage, this exceptional home perfectly combines period charm with stylish contemporary living.

- Three double bedroom detached family home
- Detached triple garage
- Plot of approximately a third of an acre
- Approx. 102ft rear garden
- Wonderful countryside views
- Characterful period features
- Beautifully modernised to a high standard
- Potential to extend, with planning permission granted for a single-storey rear link extension together with a rear dormer to the existing garage. Further plans and information available on the Canterbury City council website under Ref: **CA/26/00472**

The front door opens into a welcoming entrance hall, leading through to a versatile study/home office. An ideal space for those working from home, it enjoys views to the front and has a charming wood-burning stove.

The elegant sitting room has been beautifully styled and benefits from a dual-aspect windows, creating a bright and inviting atmosphere, complemented by a further wood-burning stove.

The impressive open-plan kitchen, dining and family room forms the heart of the home. Flooded with natural light from its southerly aspect, this superb space is perfectly designed for both family life and entertaining, flowing seamlessly between the kitchen, dining area and family room, where French doors open onto the rear garden.



A stylish ground-floor shower room completes the accommodation on this level.

Upstairs, the landing leads to three double bedrooms and a family bathroom. The principal bedroom benefits from built-in storage and lovely countryside views to the front.

Outside, the property is set back from a quiet country lane and is approached via a driveway providing ample parking and turning space, leading to a detached triple garage.

The majority of the garden lies to the rear and measures approximately 102ft x 57ft. Predominantly laid to lawn, it is beautifully stocked with a variety of established trees and shrubs, creating a private and picturesque outdoor setting.

Flaxland House is situated in the charming rural hamlet of Garlinge Green, between the popular villages of Petham and Chartham, and approximately three miles north of the ancient woodlands of Denge Woods within the Kent Downs National Landscape.

The historic Cathedral City of Canterbury lies around five miles away and offers an excellent range of shopping, cultural and leisure facilities, including the Marlowe Theatre, cafés, restaurants and wine bars. The area is particularly well served by both state and private education, including grammar schools, colleges and universities.

There is an excellent choice of recreational facilities nearby, including cricket, rugby, hockey, golf, fishing and a variety of coastal water sports.

The property is also exceptionally well placed for transport links, with high-speed rail services from Canterbury West reaching London St Pancras in under an hour, together with mainline services from Canterbury East. Road communications are excellent via the A2, M2, M20 and M25, while the Port of Dover and Channel Tunnel provide convenient access to the Continent.

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

Services: Mains electricity, water & drainage.

Council Tax: Band 'G' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 5/10/26



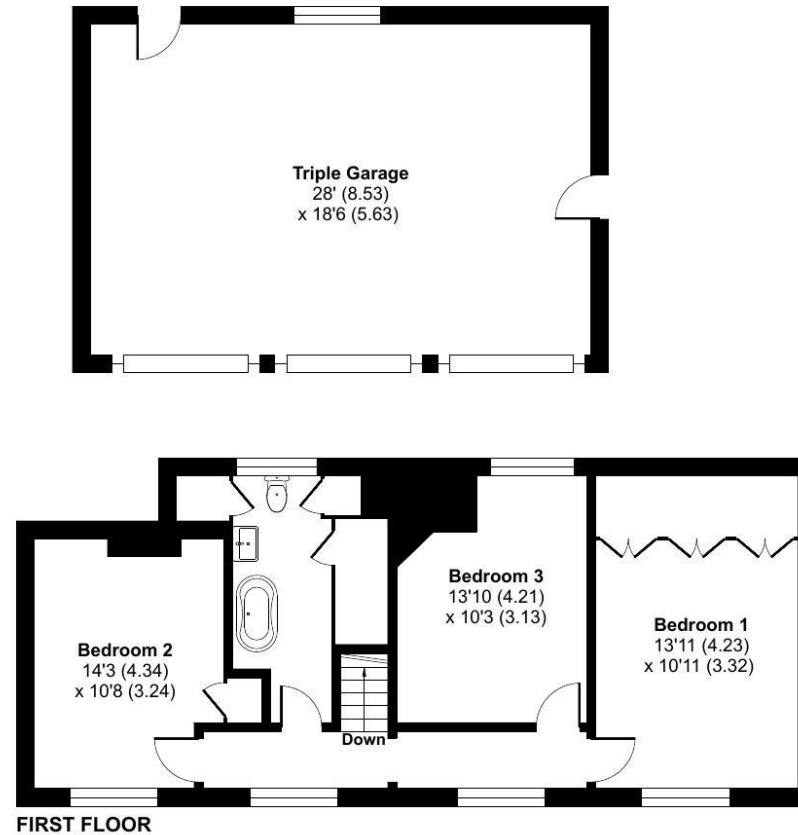
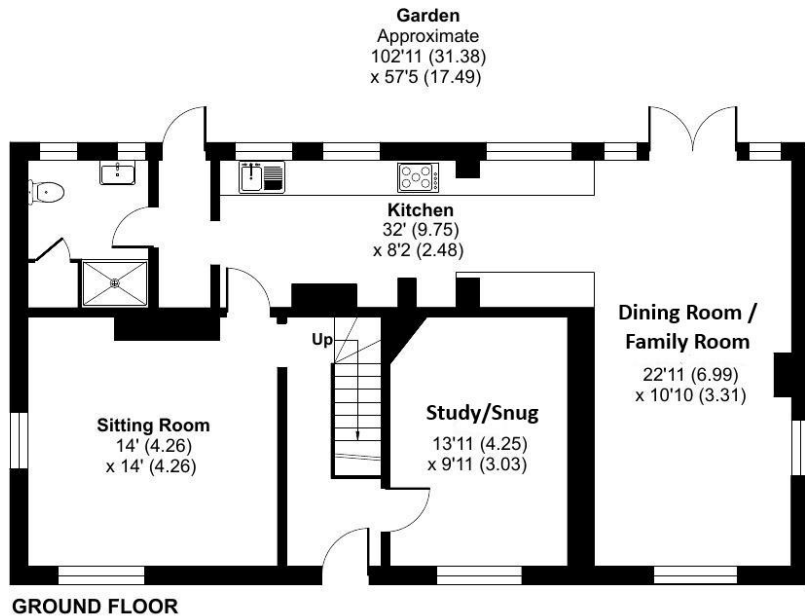








Approximate Area = 1668 sq ft / 154.9 sq m
 Garage = 517 sq ft / 48 sq m
 Total = 2185 sq ft / 202.9 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	47 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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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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