



Established 1865

Crofts Wood, The Broadway, Petham, Canterbury, Kent, CT4 5RX

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**Crofts Wood, The Broadway, Petham,
Canterbury, Kent, CT4 5RX**

£950,000 Freehold

Crofts Wood is a substantial and beautifully presented five-bedroom country house, enviably positioned on the edge of the sought-after village of Petham. Set within delightful, established gardens, the property enjoys a wonderfully private and secluded setting, with an exceptionally unspoilt outlook across the surrounding countryside and meadow beyond. Despite its peaceful, rural feel, the vibrant city of Canterbury is just five miles away, providing an excellent range of everyday amenities, shops, restaurants and leisure facilities.

The house has been tastefully modernised throughout, creating a superb balance between the character and charm of a period country home and the comfort and practicality required for modern family life. A wealth of period features has been retained, including exposed beams, fireplaces and exposed roof timbers, while the generous proportions and thoughtful layout make the house equally well suited to family living and entertaining.

The front door opens into a spacious and welcoming entrance hall, with parquet flooring, a beamed ceiling and ample space for coats, boots and shoes. The characterful kitchen has a lovely traditional feel, with a beamed ceiling and an impressive inglenook housing a wood-fired range cooker. There is a good range of wall and base units with solid wood work surfaces and space for appliances. The kitchen flows into the breakfast room, where windows to the rear frame delightful views across the garden and the valley beyond. A useful pantry and separate utility room provide excellent additional storage and practical space.

At the heart of the home is the wonderfully light and airy sitting and dining room, an impressive space that lends itself perfectly to both relaxed family life and entertaining. A large bay window incorporates French doors opening directly onto the rear garden, making the most of the property's enviable setting and providing beautiful views across the gardens and surrounding countryside. A wood-burning stove creates a warm and inviting focal point.

A home office, boot room and downstairs cloakroom complete the ground floor accommodation.

Upstairs, the principal bedroom is a particularly impressive suite, featuring a high vaulted ceiling with exposed roof timbers, a walk-in dressing room and a generous en-suite bathroom. The bathroom includes a walk-in shower, spa bath and WC.



Bedroom two is equally impressive, with a large bay window and French doors opening onto a balcony, from which there are wonderful views across the garden and surrounding countryside. A further en-suite shower room and useful access to eaves storage add to the practicality of this floor.

Three further bedrooms and the family bathroom complete the first floor accommodation, providing considerable flexibility for family, guests and home working.

Outside, a five-bar gate opens onto a gravel driveway providing ample off-road parking for several cars.

The rear garden is undoubtedly one of the property's greatest attractions. A raised terrace adjoining the house provides an excellent setting for outdoor dining and entertaining, with brick and paved seating areas and inset flower beds. From here, steps lead down to the lawn, beyond which the garden opens out to a wonderfully unspoilt meadow and wildlife haven.

This peaceful outlook is a rare and increasingly precious feature, creating an exceptional sense of space, privacy and connection with the surrounding landscape. The combination of mature gardens, open countryside and the feeling of seclusion makes the setting particularly special - a place where one can enjoy the tranquillity of the countryside while remaining within easy reach of the city.

Petham lies approximately five miles from the vibrant and historic city of Canterbury, renowned for its excellent selection of independent and high-street shops, bars, restaurants and cafés, together with a wide range of leisure and educational facilities. The village itself has a primary school, rated 'Good' by Ofsted, a village hall and church. Set within the National Landscape, Petham is surrounded by beautiful countryside and offers an extensive network of walking and cycling routes, with stunning scenery on the doorstep.

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

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

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

Date: These particulars were prepared on 7/9/26













The Broadway, Petham

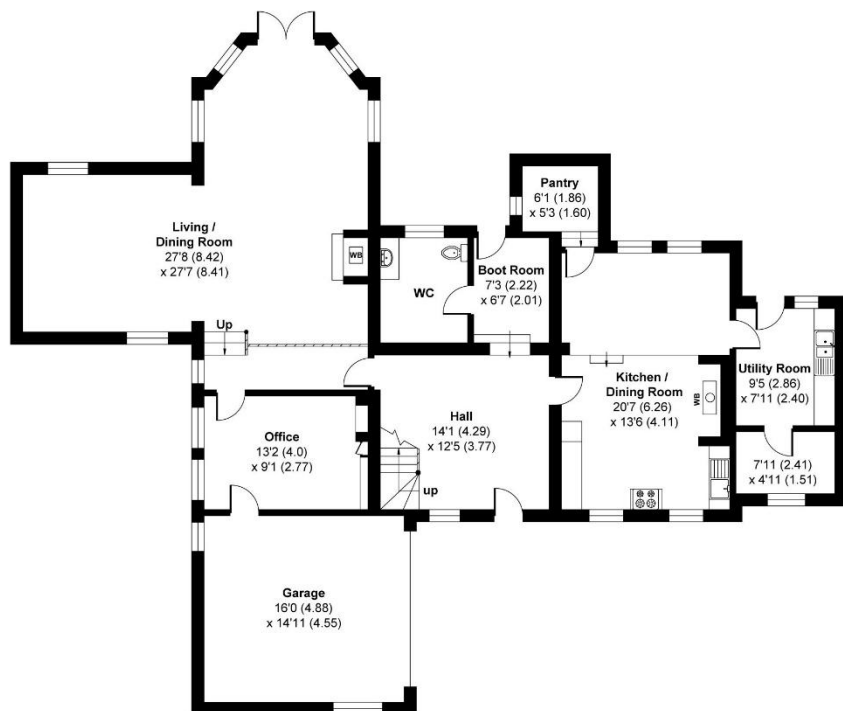
Approximate Gross Internal Area = 244.65 sq m / 2633.39 sq ft

Garage = 22.20 sq m / 238.95 sq ft

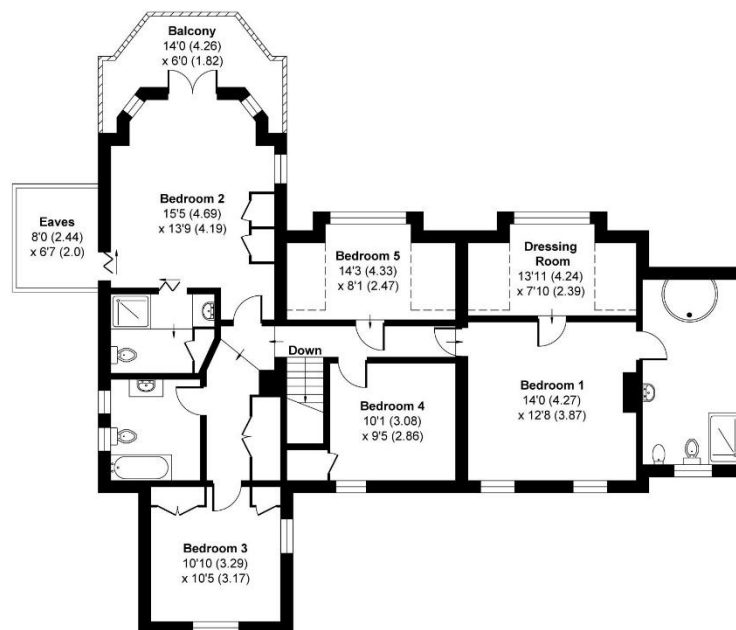
Total = 266.85 sq m / 2872.34 sq ft

For identification only - Not to scale

 = Restricted Head Height



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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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