

THE MODERN HOUSE



Westbere, Kent
Sold

Church Lane

This three-bedroom house is a fine example of mid-century modern architecture. Designed by local architect Robert Paine it is set in a central and quiet position in Westbere, a leafy village four miles from the historic city of Canterbury and unfolds over a split-level plan of approximately 2,174 sq ft. Vast expanses of glazing invite an excellent quality of light and frame views onto the surrounding countryside. A garden of almost half an acre wraps around the house and is laid out in external rooms – one with a swimming pool. The seaside towns of Whitstable and Margate are nearby; there is a direct rail link from Canterbury to London St Pancras in under an hour.

The Tour

A short shared driveway leads from Church Lane and Westbere Green to a house that makes a striking impression. Sympathetically exploiting its sloping site, the body of this home occupies an elevated position that blends discretely into the hillside. An external stairway rises from the generous parking area to the principal entrance and hallways. These, in turn, extend into two wings of accommodation, stretching west and east.

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The main living space projects southwards supported on four distinctive pilotis; the flat roofline is paired with crisp white-rendered façades. Large picture windows and full-height glazing afford verdant panoramic views in every direction and allow light to flood in on all sides.

The warm and welcoming lounge and dining spaces are replete with carefully retained mid-century features. Timber cladding lines the ceilings, and a clay-tiled hearth and fireplace, suitable for an open fire or wood burner, form a natural centrepiece, delineating the sitting and eating spaces; a sliding glazed door opens to a terrace.

Sitting adjacent and also opening directly onto the terrace is a bright kitchen. Red terracotta tiles run underfoot, and pops of glossy blue wall tiling are perfect counterpoints to the abundant pine cabinetry and exposed ceiling joists.

A short run of stairs ascends to the main suite, a smaller bedroom and a family shower room. Here, a handy dressing area with built-in wardrobes leads to an en suite bathroom and the main bedroom. Abundant storage lines the walls of this light room, and its wide window establishes views of the enticing terrace and beyond to the Westbere Lakes.

The easterly wing of the house has a beautiful additional space to gather, relax and play. This sitting room has clear southerly views over the garden and to the north, slots of clerestory windows. A further double bedroom lies beyond; a second family bathroom sits in between.

A utility room and copious storage areas form an undercroft basement below the ground floor, and a detached double garage sits to the west.

Outdoor Space

Overlooking the beautiful Kent countryside and encircled by a well-established garden, this house offers a peaceful retreat. The many clusters of daffodils and bluebells burst into colourful life in spring. Throughout the rest of the year, perennials, bushes, hedges and mature broad-leaved trees provide ever-changing hues and line the expansive areas of lawn.

At the top of the garden is the swimming pool, a wonderful place to spend a sunny afternoon. Adjacent is a timber pool hut currently used for storage; this would make an excellent location for a new home office or studio, subject to adaptation and the necessary permissions. Below, near the kitchen, is a lovely productive vegetable plot.

The south and west-facing sun terrace is the perfect place for an alfresco gathering or a spot of birdwatching; the rural backdrop attracts woodpeckers, tree creepers, goldfinches and, at night time, owls.



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The Area

The house is very well-positioned in Westbere, a bucolic, rural village that overlooks Westbere marshes and lakes. The village has a much-used village hall, the 14th-century All Saints Church and a very popular inn, Ye Olde Yew Tree, a gathering place for eating and drinking. The village green hosts carols at Christmas, and there is an annual summer picnic.

Slightly further afield is the celebrated Fordwich Arms, with a 1930's bar, an oak-panelled dining room and The Goods Shed, farmers' market, food hall and restaurant.

Access to outdoor pursuits is abundant. The area has wonderful places to walk and cycle, and the nearby River Stour is excellent for wild swimming and canoeing. Awash with reed beds, Westbere marshes is home to a huge variety of wildlife and teems with birds.

The beautiful cathedral city of Kent, Canterbury, lies four miles to the southwest. A world UNESCO site, it is renowned as a cultural centre and for its excellent places to eat and shop. Home to the independent King's School, Canterbury the city also has three excellent grammar schools, within the catchment area of Westbere.

Whitstable, 10 miles north, is highly favoured for its stretch of beach, thriving independent high street, arts scene, working harbour, and diversity of places to eat and drink. Grain and Hearth is a particular favourite with locals, for sourdough bread and excellent coffee, alongside The Sportsman.

The house has excellent links to London, with trains from Canterbury to London St Pancras in under an hour, or from nearby Sturry station in one hour and 25 minutes.

Council Tax Band: F

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.