



since 1954

**Birchcroft, Bigbury, Harbledown, Canterbury, Kent, CT2 9BJ**

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Canterbury, Kent, CT2 9BJ**

**£850,000 Freehold**

Occupying a wonderfully secluded position with breathtaking views across rolling countryside, this rarely available detached property sits in a plot of approximately 1.54 acres and offers a unique opportunity to create an exceptional home in one of the area's most special settings.

Set within substantial wraparound gardens and approached via a long private driveway, the property enjoys an extraordinary sense of peace, privacy, and space that is seldom found. The property provides over 1,700 sq ft of highly versatile accommodation with enormous scope for modernisation, reconfiguration, and extending – subject to permissions.

While the property would benefit from some modernisation, the true appeal lies in the remarkable potential on offer. Whether transformed into a stunning contemporary family home or rebuilt entirely, this is a home that could become something truly outstanding.

The existing accommodation is both spacious and flexible and comprises of four bedrooms, two bathrooms, a kitchen and utility room, a separate dining room and impressive open plan sitting room & dining room.

Outside, the gardens wrap around the property beautifully, creating an idyllic backdrop with mature trees, expansive lawns and a coppice wood. The total plot measures approximately 1.54 acres.



Offered to the market with no onward chain, this is a genuinely rare opportunity to acquire a detached family home in an exceptional location. With its unique setting, incredible versatility, and outstanding potential, this is a property ready to be reimagined into a truly remarkable home.

Birchcroft is situated in an idyllic rural position in the tiny hamlet of Bigbury, just two miles from the centre of the historic cathedral city of Canterbury.

Bigbury is ideally placed for enjoying the city's excellent range of shops, restaurants, bars and cultural attractions. Canterbury West railway station is approximately a 5 minute drive away, offering high-speed services to London St Pancras in just 56 minutes. The A2 is also only a minute's drive away, providing excellent access to the M2 and wider motorway network.

The property is also well positioned for a number of highly regarded schools and educational establishments, including Blean Primary School, currently rated 'Outstanding' by Ofsted, the University of Kent, St Edmund's and Kent College, as well as Kent College Primary School.

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

**Services:** Mains gas, electricity, water & drainage.

**Council Tax:** Band 'F' according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

**Date:** These particulars were prepared on 5/9/26













# Pilgrims Way, Harbledown

Approximate Gross Internal Area = 160.42 sq m / 1726.74 sq ft

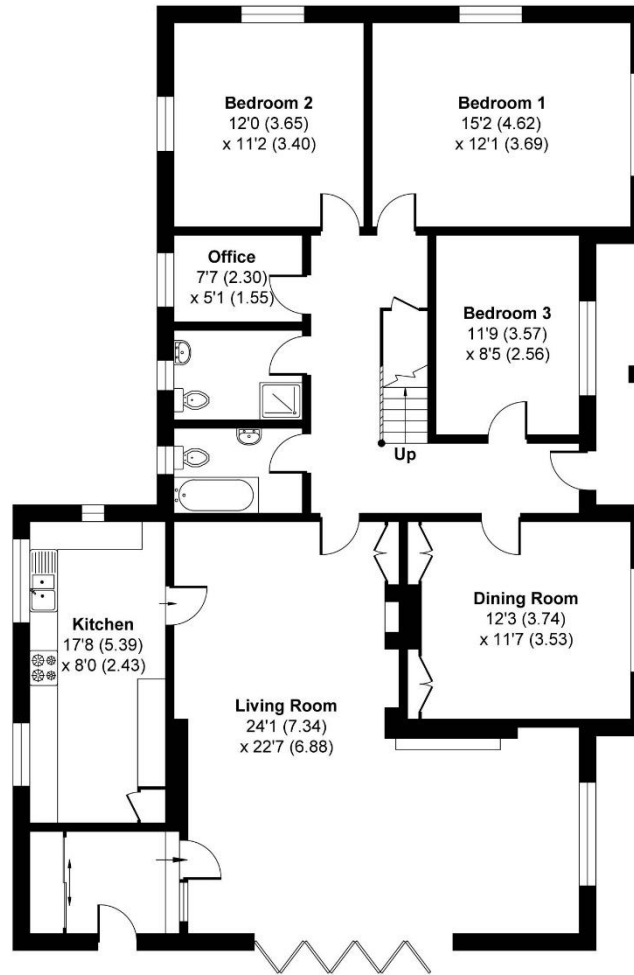
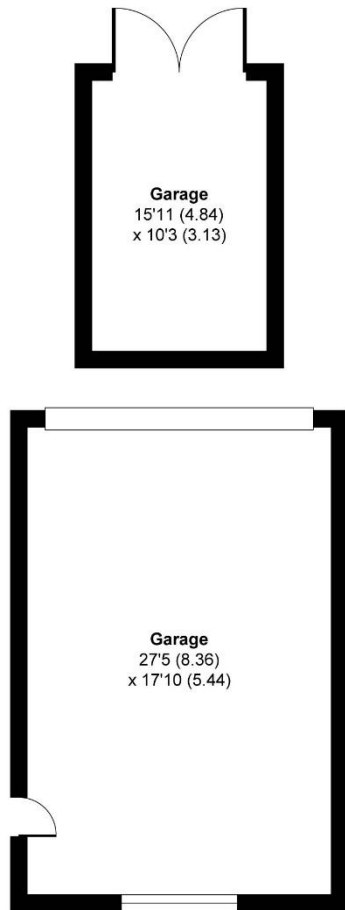
Loft = 16.69 sq m / 179.65 sq ft

Garage = 60.63 sq m / 652.62 sq ft

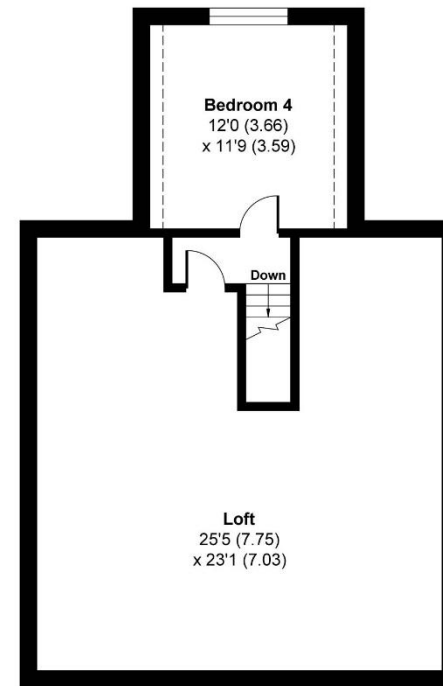
Total = 237.74 sq m / 2559.01 sq ft

For identification only - Not to scale

 = Restricted Head Height



GROUND FLOOR



FIRST FLOOR

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 58 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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