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Published by
CONSERVATION NEWS
Kent

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Front cover
Fotolia.com

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(Kent) 2017

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Printed in the UK by Pensord.

welcome

SUMMER 2017

Welcome to our summer magazine. We are so lucky to live in Kent, with pretty little villages to rugged sweeping coastlines, there is so much to explore.

We are talking cottages in this edition, we have tips on creating a cottage garden; cottage renovation ideas, and a case study of Enchantress Cottage in Deal which has recently undergone a year-long project by Millchris Developments Ltd.

Are you thinking of extending your living space? A traditional orangery or conservatory will bring the ultimate in timeless, natural elegance to your home, whether a listed building or a modern dwelling, you will not be disappointed if you decide to invest in one.

Finally, take a look at our great selection of Kent restaurants, local produce and why not check out some of the local farmers' markets.

Dawn





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what's inside

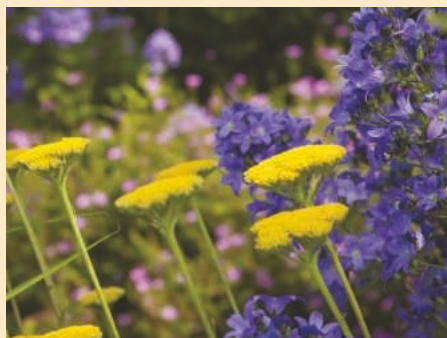
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SUMMER GARDENING

Summer is for flowers, whether it's beds of colour co-ordinated perennials or multi-coloured eruptions of bedding plants from hanging baskets and containers. Although you'll still be busy, don't forget to sit down and enjoy the fruits of your labours - it's all too easy to spend the whole time pottering and not relaxing!



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THE TREE MALLOW

Standing well over a metre tall and bearing masses of bee-friendly pink flowers all summer long, the tree mallow makes a dramatic and eye-catching addition to a mixed border. There are several species of tree mallow, with *Lavatera x clementii* being one of the most popular varieties. It's quick growing and semi-evergreen, so it won't leave a huge hole in your planting scheme when autumn comes.

PLANT IT NOW

Despite its name and appearance, the delicate pale pink autumn crocus isn't actually a crocus at all. To thrive, the autumn crocus needs well-drained soil in a sunny spot. Waterlogging will kill it, so pick your site very carefully. It looks best planted in loose drifts in rock gardens or sunny borders, lawns or wildflower meadows, but you can also use it in containers. A note of caution, all parts of this plant are toxic, so be aware of the potential risks to children and pets.



Seasonal gardening tips

- Sow biennials such as foxgloves, sweet william, wallflowers and forget-me-nots, to plant in autumn for a beautiful display next spring.
- Water plants regularly - daily for containers and a thorough soaking once or twice a week for the rest of the garden.
- Take cuttings from tender plants, herbaceous perennials and shrubs.
- Deadhead flowers to prevent the plant from setting seed.
- Sow late summer and winter crops such as cabbages, carrots, cauliflower and lettuces.
- Refresh bird baths and feeders, top up ponds.

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How to create a COTTAGE GARDEN

THE BEST COTTAGE GARDENS LOOK LIKE THEY PLANTED THEMSELVES. THEY DIDN'T, OF COURSE. BUT THE DESIGN PRINCIPLES THEY FOLLOW ARE SIMPLE.





The first cottage gardens were born of necessity, not style. They were the domain of farmworkers and other labourers who had families to feed and used the bit of land around their cottages to grow what they could to eat.

Much later, garden designers imitated the style and elevated the humble cottage garden to the status of high fashion.

In today's world, the cottage-style garden is much admired, although more for its lush flowers than for vegetables. The appeal of the cottage garden is now mostly aesthetic, but its good practices are well worth emulating.

STRUCTURE AND DESIGN

The cottage garden is, by definition, small - making it ideal for a town or suburban plot - but the style is still possible in a larger space: simply cordon off an area and fence it with a screen of woven willow or hazel, or white picket fencing. Consider planting a native hedge, preferably a beech and thorn mix to encourage wildlife and year-round interest.

Inside these precincts, an eclectic jumble of plants should include flowers for cutting intermixed with vegetables for the kitchen. A cottage garden may look overgrown, but it's never left to run riot!

A strong framework of beds and paths provides the structure, but materials are usually informal, such as old bricks, randomly-laid stone, gravel, or even bark chips. Classical statuary is non-existent. An arbour or bench makes an appropriate focal point.

GETTING THE LOOK

Forget grass: cottage gardens are meant to be full of flowers, vegetables, herbs and fruits with planting areas divided by pathways.

Use natural materials: paths should be gravel, flat stone or old bricks, never modern concrete paving slabs. Edge with pebbles or a low box hedge.

Use simple outdoor furniture: wood or worn metal works best, white resin or plastic and modern loungers would spoil the effect. An old kitchen table allowed to weather would be ideal.

Use everything and anything as plant containers: barrels, old tins, used Belfast sinks, watering cans and chimney pots.

Edge beds with vegetables: frilly-leaved lettuce or curly parsley can be especially striking.

Let plants spread: allow groundcover and low herbs such as thyme to grow between paving stones or spill on to gravel paths.

PLANTING

Cottage gardeners didn't have access to garden centres and unlimited varieties of flowers, so they depended on wild plants and cuttings given by neighbours. Today's cottage gardens should be planted with old-fashioned varieties of perennials and annuals.

For spring, plant large drifts of crocus and daffodils amongst the perennials. Allow annuals such as cosmos, nicotiana and poppies to self-seed at will, thinning them out where they're too crowded to mature, or where they are choking other plants.

Try the 'dot' approach: instead of banking plants from low to high, set one or two tall plants, such as hollyhocks or sunflowers, among large drifts of medium or low ones.



Tip Cottage gardens are all about abundance - let your plants self-seed and next summer could bring unexpected colour combinations.

Balance a bed of mixed colours with some white or grey plants, like oxeye daisies or artemisia.

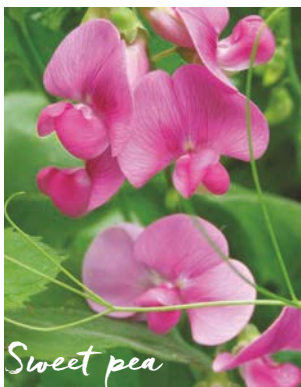
Although cottage gardens are by nature crowded and informal, they are not maintenance-free. They require constant dead-heading to keep flowers blooming. Overgrown clumps of perennials have to be split and plants staked. Stakes should be simple – sturdy twigs placed in a crossover pattern can support a sprawling plant. A tepee of poles tied with twine makes an effective and attractive support for runner beans or morning glory.



Cornflower



Phlox



Sweet pea



Apples



Runner beans



Grape hyacinth

Plant directory

Perennials

Phlox, daylilies, pinks, lady's mantle, delphiniums, violas, lavender and other herbs, mallow, foxglove, lupins, bleeding heart, old rose species, lily-of-the-valley.

Climbers

Scarlet runner beans, sweet peas, old climbing roses, clematis, honeysuckle.

Annuals and biennials

Cosmos, nicotiana, verbascum, forget-me-nots, sweet alyssum, sunflowers, hollyhocks, poppies, nigella, oxeye daisies, wallflowers and cornflowers.

Spring bulbs

Tulips, daffodils, grape hyacinths, crocus.

Fruit trees

Productive fruit trees are often found in the flowerbeds of cottage gardens and can also be grown as cordons if space is limited. The most obvious are apples, pears, plums, cherries and greengages. But if you have room try growing a mulberry, which is better suited to a large garden, or a medlar, which has a lovely spreading habit for something a bit different.

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A FEW POINTERS FOR THOSE LOOKING TO BREATHE LIFE BACK INTO A TRADITIONAL COTTAGE

The archetypal dwelling of the rural poor for hundreds of years, the cottage is probably the most traditional building type in Britain. The 'chocolate-box' charm remains part of the ultimate rural idyll, and the compact nature means restoration costs are not necessarily prohibitive.

When taking on something of this nature it is important not to rush into any major decisions. Live with the house and the space for a while before committing to any renovations. You may end up changing your mind as you learn to live with the house during different seasons!



Handle your project in small manageable chunks - don't tackle the whole house at once. It may take time to find the right tradespeople, and working on small projects gives you the chance to try them out before you are committed to a large outlay.

Don't be tempted to extend your cottage by more than 25%, or it will lose its authenticity and quite frankly will be no longer a cottage! If you need more space, then consider moving home.

Remember that cottages were traditionally homes of the poorest members of society, so don't be tempted to over-modernise the interior or make it too luxurious. Old buildings weren't designed for modern living. Space and light are wonderful things, but you may have to compromise on them if you want to enjoy the

benefits of a traditional cottage.

It really isn't necessary to strip back every room to expose original details. If later additions add to the history of the room, then consider keeping them. However, modern fittings can have their place in listed buildings: for example, simple contemporary electrical fittings are a lot more honest than many brass reproductions.

Do your research before embarking on any renovations - find out as much as you can about local building materials, styles, and building types. Modern building and decorating techniques may not always be appropriate. For example, consider using lime instead of cement and distemper instead of plastic-based paints.

Remember, the process of house restoration takes time and care. If you're employing someone else to do it, it can become quite



expensive. For homeowners juggling a limited budget it may be the perfect opportunity to acquire some new skills, including carpentry, plumbing and decorative arts.

Using reclaimed materials wherever possible will not only help ensure that your renovated home is in keeping with the period in which it was originally built, but may also keep costs down. Get old window glass from skips, ask builders to look out for items, or place a small ad. As a last resort go to a reclamation yard - but don't be tempted by the fancy fittings that were designed for larger and more extravagant homes.

While it's important to ensure that the overall structure is in keeping with your home's period style, the right antique furniture can also help accurately revive a cottage's past.

Consider establishing a traditional cottage garden with old-fashioned flowers, useful herbs

and vegetables, climbers, self-seeding annuals and productive fruit trees for an informal, 'just happened' natural look. There are plenty of good books on the subject.

It might be worthwhile joining the Society for the Protection of Ancient Buildings (www.spab.org.uk) who organise courses and publish great leaflets and publications.

However, before you attempt any work whatsoever you must consider your legal obligations. If your cottage is listed or in a conservation area, find out from your local authority exactly what you can and can't do (be aware that this may include garden walls, railings, sheds, garages etc.).

Remember you are the guardian of your property. In the history of a 300-year old cottage your residency is but a short event, so enjoy your time in the home!



Photo: Laura Ashley

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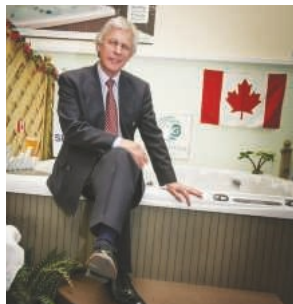
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Spring Stores

- NEW SHOP NEWS -

Whitstable has a new homewares shop called **SPRING Stores** which opened in March at 68 Oxford Street, next to the local legend that is Pasco of Wareham's Antiques.

Founded by Phillip Bodenham, a local since 2012, the store came about following his many travels to Morocco, India and Turkey, combined with a love of antiques, art and plants. The store is a collection of unique pieces from far-off lands – true homewares with soul, and one-off pieces that add personality to the home and which are not available in chain stores.

Amazingly beautiful and detailed Moroccan rugs are perfect for a splash of colour in any country or beach home, and priced at half what you'd pay in London! The store also offers gorgeous cushions and throws for couches and beds, or even for sprawling in the garden on a summer's day. Interesting pottery and ceramics such as large serving platters are perfect for a large salad or pasta to entertain friends while making an eye-catching statement. Larger items like trestle tables and chairs, stools and benches complete the look.

The store opens each weekend when you'll meet Phillip most likely out at the front, enjoying the sunshine and catching up with the locals alongside Pasco of Wareham's and various dogs! Enjoy visiting and there'll surely be something beautiful for you to take home.

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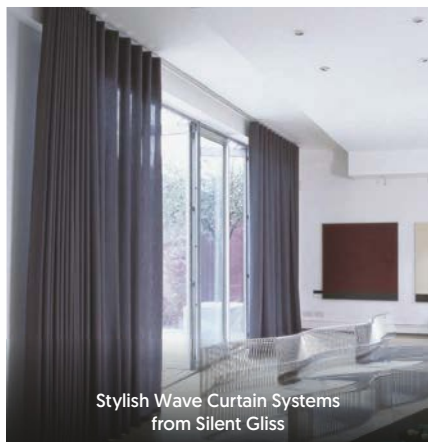
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PRESENT PROPERTY AND LOCATION? IT'S A TOUGH DILEMMA....





Instead of moving to a bigger house or disappearing up into a loft extension which no-one but you will see, you could just go outside! A conservatory, orangery or garden room can give you more square footage AND transform your home into something special, especially if you can afford that little bit extra to pay for 'real' materials such as wonderful wood and beautiful bricks.

The difference between garden rooms, conservatories and orangeries is really all about the roof. The first of these can be either an extension to the home, or a stand-alone

◀ This detached three-bay barn by Carpenter Oak can be built as an extension or as a new-build. The double glazed gable end and roof lights allow light to flood whilst efficiently keeping the building warm. This hand-crafted oak frame is around £36,000. www.carpenteroak.com

▲ This hardwood gable fronted conservatory with a roof conversion is from www.hehku.co.uk.

construction in the garden. In either case, garden rooms have a large amount of glass wall but a solid roof.

Conservatories are attached to the house and have a fully glazed roof which, along with the mainly glass walls, allows in maximum natural light. They tend to have patio doors. An orangery will have a partly-solid flat roof with a glass lantern set into it, and usually the doors fold.

Orangeries first became popular in Italy in the Renaissance period for growing citrus fruit indoors, and soon after that keen gardeners in Northern Europe realised that they too could grow exotic plants under glass, in heated conservatories. Both buildings started

off with these practical uses, but property owners soon realised that they could be made to be aesthetically pleasing, and also used for entertaining and relaxation.

Of course, you can have a bespoke design for any of these structures so there may be some crossover, but discussion with an experienced designer is important in order to get the engineering right. For example, the solid roof of a garden room or partly-solid roof of an orangery will need a stronger base to support the weight. This is why there is slightly less glass and more brick in the walls compared with a conservatory.

All these additional rooms will be fitted with the most modern double glazing to keep out draughts, but there are further new glass technologies such as self-cleaning – which is a real boon for a hard-to-reach glass roof! What you really want to achieve from a comfort perspective is coolness in summer and warmth in winter.

Look for a specialist company and ask to see multiple examples of the architect's work and what planning permission or building regulations approval will be required. Consider the materials carefully. Do you want the new structure to look like part of the old, or to be a complementary contrast? Is it better to invest now in superior quality so that the new-build will last for years without too much maintenance and have an enduring aesthetic appeal (and a greater sell-on value)? Would you like to be able to open the roof?

DECORATING

Once you've settled the building design, styling will be your next challenge. Any of these three additions to your home will provide a light and airy space with a natural connection to the outdoors so, in a summer living room, floral





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patterns will help bring the outside in.

A neutral, natural palette of sage green, soft teal or sand beige will offer the ideal tones for complete relaxation on good rattan or bamboo furniture piled high with calico, muslin and cotton cushions. A variety of plants, too, will add texture and interest in different containers, as well as bringing in the garden feel.

However, if soft tones are not 'you', then be bold! While it's often recommended that you keep walls neutral to avoid fading from constant exposure to sunlight, don't hold back on adding your personal mark to furniture or accessories.

Consider the aspect before choosing colour for flooring or walls, though. A south-facing room will be brightly lit, so deeper colours will work well. For a northerly aspect, choose lighter and warmer shades to soften the cooler light. Pick out your chosen colour scheme with rugs, plants and cushions to bring the whole room together.

Whatever the age of your main property, you could still achieve a clean, minimalist look in your

▲ This traditional orangery design in Kent is relatively rare today, as the modern timber structures have tended to predominate. It has large vertical sliding sash windows set into solid walls with a flat roof and a glass lantern. It provides a beautiful, light sitting and dining space, which is joined to the main house by a set of French doors. www.davidsalisbury.com

glassy extension for a contemporary contrast if that is your taste. Orchid white might be your starting point, but build on this with textures so that the room does not feel cold and stark. Glass, mirrored or white furniture could bring out focal points within the room.

Orangeries and garden rooms, more than conservatories, will need artificial lights for winter because there is less glass, so maybe incorporate some lighting within the design phase then add on freestanding lamps and candles to extend your enjoyment of your room throughout the year.

You'll be able to entertain friends in your 'new' home, yet put house-moving on hold for a long while!



A light filled kitchen conservatory by Vale Garden Houses measures 4.2m wide with a feature gable window.
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Large classical orangery by Vale Garden Houses features full length sash windows and bi-folding doors. The traditional detailing achieved provides a stunning addition to a country home. This room was designed as space to relax and enjoy the wonderful views of the garden. www.valegardenhouses.com 01476 564433

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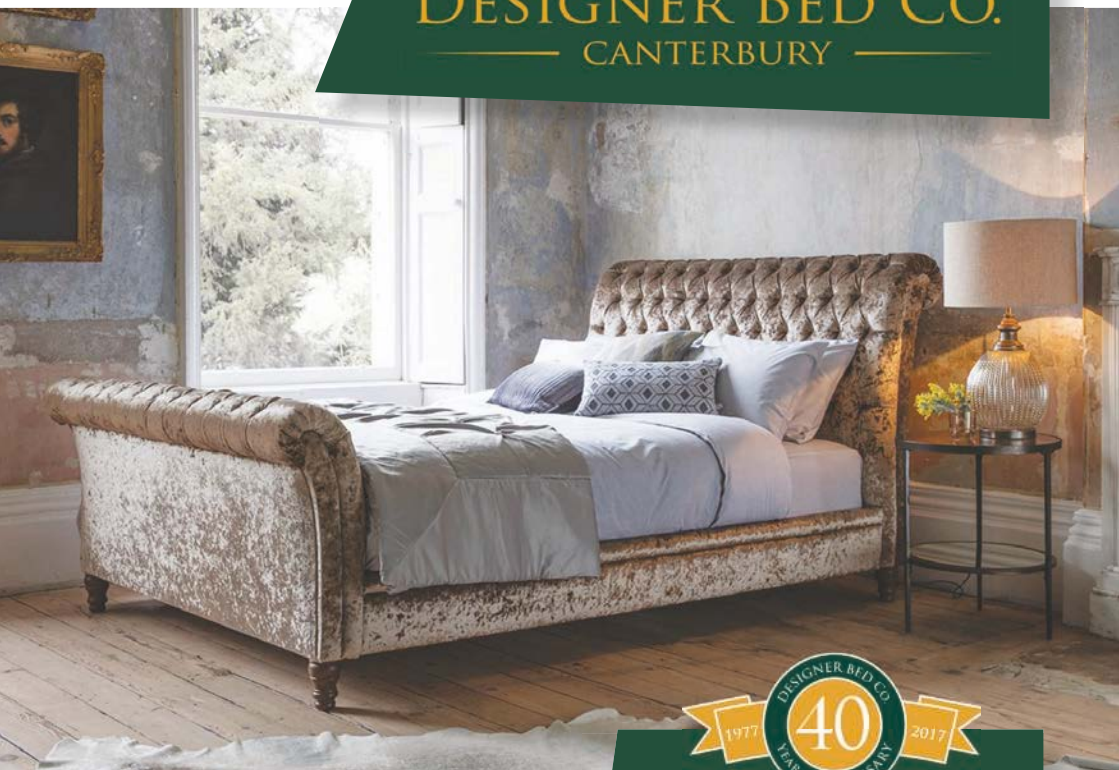
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One of the reasons customers use Back from Black is because there is no mess. They are happy to work in fully furnished houses and have had hundreds of happy clients.

The technique works on all types of beams and the company offer three main finishes: the aged oak finish (which is the most popular); the warm oak finish, and the pippa

grey (a weathered oak finish which has proved to be particularly popular with people that have contemporary tastes).

Back from Black have worked on many beautiful properties throughout the UK and France. Director Nick Sinclair told us "There is a high level of satisfaction from all of the work that we do, and the rooms are genuinely transformed."

"These houses have so much history.... I guess I have always had house envy. But having said that, the most satisfying thing for me has been renovating my own property. I had the good fortune to buy a small 12th century hall house and was able to reveal the true character of the property and make it beautiful once again... nothing can beat that."





CASE STUDY

Cottage, Friston, East Sussex

Left: before. Below: after

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MillChris worked closely with the clients to produce a scheme which, not only revamped the interiors, but completely reconfigured the layout to provide a home with a much more open plan, modern, useable and engaging space.

The brief and keyword throughout the

project was 'Modern Rustic'.

MillChris Interior & Spatial Designer, Holly Christian explained, "We wanted to achieve a home that was a lot brighter and fresher, but we wanted to keep the heritage and 'aged' feel of the property – after all, with a name like 'Enchantress Cottage' you have to keep a certain aspect of quirk and original character".

All the materials sourced were of authentic and rich composition – aged limestone, oak, marble, pewter and leather.

DeVOL supplied the kitchen in 'The Real Shaker Kitchen' range; it has a specially created paintwork finish with a Silestone work surface,





and an aged-oak worktop on the bespoke prep table island unit. The beautiful stainless steel Rangemaster cooker adds a touch of modern country kitchen style. The addition of a secret pantry keeps all the unsightly appliances hidden away.

Enchantress Cottage has been left the perfect canvas for the clients to start adding their own personal touches too, we can't wait to see it when it has been fully furnished and lived in for a while.

It's safe to say the cottage has well and truly become Enchanting again...

MillChris Developments Ltd is a multi-service company founded by Nick Christian and Grahame Millwater. They have a highly skilled team of designers, tradesmen, joiners and a plumber. Nick's knowledge of design and construction along with Grahame's flair for business has enabled them to create an ideal platform for pursuing exciting property ventures and projects. Together with Holly Christian, the firm's interior and spatial designer, the practice offers a whole "in-house" design package as well as tailoring services to specific needs. Visit www.millchris.com





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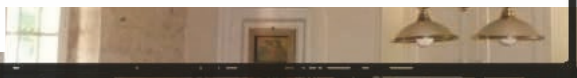
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No one marries in the expectation of separating, but the statistics on divorce make for sobering reading. Couples undergoing the pain of separation often experience high levels of anxiety, for their children, themselves and what the future may hold. Difficult, and very practical, decisions need to be made about whether or not the family home needs to be sold.

Many services are available to help with those decisions, such as mediation, collaborative law, negotiations and the courts, but can these processes be avoided altogether, by setting out at the start what will happen at the end?

CAN A PRE-NUPTIAL AGREEMENT HELP?

A pre-nuptial agreement is a way of trying to avoid court proceedings. By entering into a pre-nuptial agreement you plan for what could happen on divorce before you marry. This

agreement sets out how your finances should be divided in the event of separation and divorce. The exact terms of the agreement are a matter of negotiation for the individual couple and the agreement must be properly prepared and signed in good time before the date of the marriage.

In a number of other countries, including a number of states in the US prenuptial agreements are binding. Historically, in England and Wales, the situation was not the same. The reason for this is that an agreement in contemplation of divorce is regarded as undermining the institution of marriage. More recently, and in particular in 2010, the court's views have changed with regard to pre-nuptial agreements.

In 2010 the Supreme Court decided the landmark case of *Radmacher v Granatino*. The case has complex facts, and a detailed judgment, but the key comment is often considered to be:

“The court should give effect to a nuptial agreement that is freely entered into by each party



with a full appreciation of its implications unless in the circumstances prevailing it would not be fair to hold the parties to the agreement.”

It still remains the case that pre-nuptial agreements are not binding. The parties cannot agree to exclude the court from making the final decision in resolving finances. The court must decide how much weight to give to the pre-nuptial agreement. In essence, Radmacher suggests that as long as it remains fair, the court should uphold the agreement.

SO IF THE AGREEMENT IS NOT BINDING, WHAT'S THE POINT OF HAVING ONE?

If couples separate, they may well choose to follow the terms of the agreement, and in those circumstances, legal involvement would simply be limited to securing a divorce and the steps required to give effect to the agreement.

Issues would only arise if one or both of the parties were not prepared to abide by the terms of the agreement. If that is the case, they would need to establish being held to the agreement is not fair.

One of the difficulties in advising and drafting prenuptial agreements is that they are in

contemplation of an event that may never happen, or if it does happen, it may be a number of years later. The circumstances of the marriage may be radically different from when the prenuptial agreement was signed, the parties may have had children, different health needs may have arisen or the assets may have increased or decreased.

HOW DO I DRAW UP AN AGREEMENT?

Given the law surrounding such agreements, consulting a specialist solicitor is desirable. If asked to consider an agreement, the court will not only look at the terms, but the circumstances surrounding the entering into the agreement. Did the parties have adequate knowledge of the other's finances? Did either party exploit a dominant position? Did the parties take independent legal advice about the terms of the agreement before signature?

Although this may seem like an unnecessary expense at the outset of a marriage when everything is rosy in the garden, if it prevents expensive court litigation, in the unhappy event of the marriage failing, it will represent a considerable saving.



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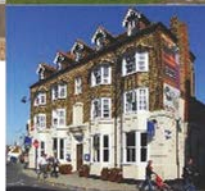


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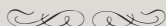
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We are of course talking about Art Deco – a style of property that has never been more popular since its original introduction around the 1930s. Blessed with over 200 miles of coastline, Kent is home to some spectacular Art Deco properties - some renovated in recent years but many still need love, care and attention in the coming years.

With their shaped & curved windows and often flat roofs, the renovation of an Art Deco property can be difficult to get right. Flat roofs are easier to replace if they haven't yet leaked – with modern systems lasting many more years than old felt. Though high end properties were often concreted and may only need re-coating with a protective layer.

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FIVE TOP TIPS

RENDER – most properties will have render and possibly been re-rendered at some point. What's its condition and will you need to do it again soon? Flakey areas and bubbles are a sure fire sign it could be on the way out

ROOF – as we mentioned, most properties will have a flat roof, or at least an element of. Don't be afraid to get up there and take a look. If it's already started to leak, you could be in trouble.

WINDOWS – of course these will be a major consideration. If original they will be steel and quite drafty – but the replacements can be cheaper than you think. Ensure any replacements already fitted are in tune with the original design.

INTERIOR – what's the interior like and has it been well looked after? Re-furnishing in an Art Deco style could be one of the most expensive parts of your home.

RESEARCH – hunt around on the internet or in libraries for old, original pictures to see how the house was originally designed. Many Art Deco properties are well documented.

If you have an art deco property, old or new – Heritage would love to hear from you. Please email sales@thwc.co.uk, visit www.theheritagewindowcompany.co.uk or call 0800 840 1508.

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Most attempted burglaries on homes, (around 62%) are unsuccessful. Unfortunately this means that about 38% of victims have gone through the misery of losing loved possessions and having to clean up their home after it has been ransacked. Dealing with all this is very painful, yet 71% of UK homes still do not have any form of security.

Burglars are either opportunists looking for open windows, unsecured doors and no visible deterrent like an external bell-box, or they carefully pick times when they know people will be away from home.

One area to consider for security is your garden. Sheds, summerhouses and garages are equally vulnerable. In summer we can become a little lax in not locking up after ourselves, perhaps when getting out the bikes for the first time since last year. We tend our flowerbeds, get out the summer furniture and the all-important BBQ. These are all tell-tale signs to our would-be burglar that you may be worth a closer look. Make sure that you lock all doors, even if you are just popping down to the garden centre, that windows are shut or locked on a vent, and that side gates are secured. Do not leave ladders or garden tools lying around, as these can all be used to help the burglar.

If you have valuable items in your garage or shed, you can have your house alarm extended to cover these outside buildings. Having CCTV installed gives extra protection and will also



provide evidence if intruders are in your garden. Putting sturdy locks on sheds and garages is also a sensible way of securing your items.

The technology that is increasingly part of our daily lives can also help: burglar alarms and CCTV can be accessed from your smartphone or tablet, enabling you to keep an eye on your property at all times.

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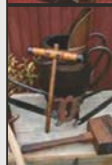
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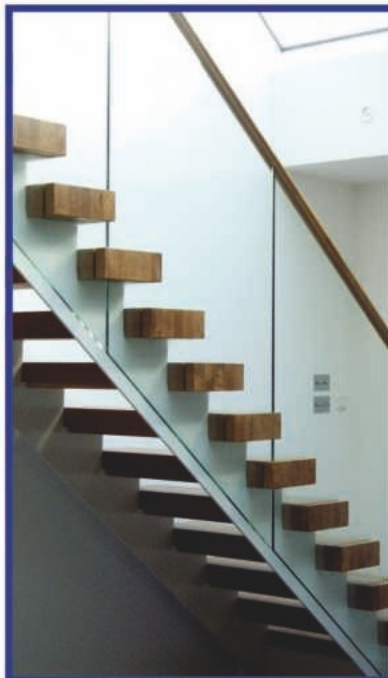
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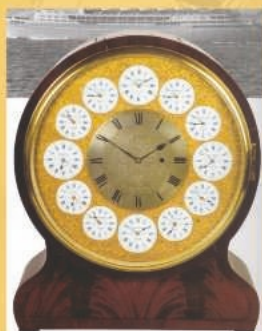
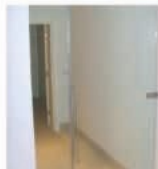
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THE RED LION HERNHILL



"Serves excellent food, appreciates customers and aims to provide an excellent service; pay them a visit, you won't be disappointed. One word of advice is to book a table because it is popular and I'm not at all surprised!"

Trip Advisor

The Red Lion is a quintessential English pub serving quality home-cooked food and a good range of beers, ales and wines. Open 7 days a week, with a large beer garden and off-road parking. We believe in supplying quality fresh produce and take great pride in working with the best local suppliers to create delicious and diverse dishes for our seasonal, ever-changing menus.



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BERRY NICE

LET'S FACE IT, WHO DOESN'T LOVE STRAWBERRIES?
THEY ARE THE QUINTESSENTIAL BRITISH SUMMER TREAT.

Strawberries not only taste amazing, but are packed to the brim with health benefits. Strawberries can help fight cancer, lower blood pressure and help to keep our eyes and bones healthy among other things.

The strawberries we eat are largely the result of selective breeding, originally from wild strawberries, resulting in that wonderful home-grown flavour.

HOW TO USE THEM

Strawberries have long been a key ingredient in classic British summer foods such as Eton Mess, summer pudding, or strawberries and cream. Look for unblemished strawberries with bright-green hulls. Try to buy only British strawberries where possible: you'll be rewarded with a better-tasting product, because Britain has a climate that's ideally suited to growing soft fruits.

If you buy freshly picked fruit from local farms or visit a pick-your-own farm, you'll be getting produce that's approaching the peak of ripeness in contrast to imported fruit, which is likely to have been picked early. Locally-picked berries also have less impact on the environment. However, read the labels on strawberries carefully: local fruit isn't always marked as clearly as it could be.

GROW YOUR OWN

There are so many different varieties and ways to grow them, that everyone can give it a try. For a plentiful crop try growing 'Alice', a high disease-resistant variety which is well known for its easy and tasty fruit.

Strawberries can be grown in beds, containers and hanging baskets. The best time to plant out is late autumn or early spring in a sunny position with some shelter.

If you end up with a glut when the season draws to a close, add them to homemade ice cream or sorbet, or make homemade vinegar and liqueur. If you make strawberry jam, remember that the berries are low in pectin, so add some lemon juice or bottled pectin to help the jam set.



Strawberry jam



Eton Mess



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FLAVOURS OF *summer*





MINI TOMATOES, OLIVE & MOZZARELLA TARTS

YOU WILL NEED

Olive oil for frying

15-20 red and yellow cherry tomatoes, halved

1 garlic clove, thinly sliced

15 black olives, pitted and chopped

24 basil leaves

200g chilled shortcrust pastry

Plain flour, for dusting

Unsalted butter, for greasing

6 mini mozzarella balls, halved

Salt and freshly ground black pepper

METHOD

Preheat the oven to 180°C, gas mark 4. Heat a little olive oil in a large frying pan, add the tomatoes and garlic and saute for 4-5 minutes until the tomatoes are tender but not overcooked. Add the olives and season, then tip into a bowl and leave to cool.

Heat a good layer of olive oil in the pan and fry the basil leaves for a few seconds until crisp and translucent, taking care as they will spit and splutter. Remove and drain on kitchen paper.

Roll out the pastry on a lightly floured surface to 2mm thick. Using a 7cm diameter plain cookie cutter, stamp out 12 discs, re-rolling the trimmings as necessary.

Grease 12 individual 6cm diameter tartlets tins or a 12-hole mini tart tin, line with the pastry discs and prick with a fork. Bake in the oven for 6-8 minutes until golden. Leave to cool in the tins for 5 minutes, then transfer to a cooling rack to cool completely.

Fill in the mini tart cases with tomato and olive mixture, then top each with a mozzarella half and garnish with 2 crispy basil leaves. Serve immediately.



Recipe and photograph from Eric Lanlard's Afternoon Tea by Eric Lanlard and published by Mitchell Beazley (£20). Photo by Kate Whitaker.



STRAWBERRY MERINGUE TART

YOU WILL NEED

375g sweet shortcrust
pastry

FOR THE FILLING

750g strawberries, hulled

Juice of 1 lemon

100g caster sugar

5 tbs cornflour

2 large eggs

3 large egg yolks

FOR THE MERINGUE

3 large egg whites

Pinch of cream of tartar

175g caster sugar

200g strawberries
hulled, some cut in half
lengthways

1 tbs icing sugar

METHOD

Preheat the oven to 200C/400F/Gas 6. Roll out the pastry thinly on a light floured surface and line the loose-bottomed fluted flan tin. Prick the surface all over with a fork. Line with scrunched baking paper and fill to the top with baking beans. Place on a baking sheet for about 20 minutes.

Take out the baking beans and paper and bake for 10 minutes more until golden and crisp. Leave it to go cold before use.

To make the strawberry filling, chop the hulled strawberries straight into a blender with the lemon juice. Whizz to a puree then pass through a sieve. You will need 700ml of the purée. In a pan mix the cornflour and sugar with the egg yolks and whole eggs along with a little puree until smooth. Gradually whisk in the rest of the purée. Put the pan over a medium heat and stir with a wood spoon until the mixture starts to thicken.

Cool the mixture for 30 minutes then pour into the tart casse and smooth out. Set in the fridge.

For the meringue topping, put the egg whites in a bowl and add a pinch of cream of tartar. Whisk to peaks and start adding the sugar (about a third at a time) until you have a stiff glossy meringue. Spoon onto the tart filling within 50mm of the pastry. Blow torch the top of the meringue if you like. Arrange the strawberries on the top and dust with icing sugar.

**SERVES
EIGHT**

Recipe: Linda Tubby; photography Angela Dukes





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Let's take this OUTSIDE

HERE IN KENT WE ARE BLESSED WITH A CLIMATE THAT IS RATHER GOOD AND, WITH ALL THAT COUNTRYSIDE AND COASTLINE, EATING OUTSIDE IS A REAL PLEASURE IN THE SUMMER MONTHS.

As summer takes hold, you want to eat and drink somewhere with a decent garden, terrace or view. And now as it's summer proper, (even if there are few clouds in the sky) it's time to make the most of it. Time to get outside, fire up the barbeque, pack up a picnic or dine out al fresco. So whether you fancy afternoon tea in the grounds of a posh pile, a plate of oysters street-side, or just a beer in a pub garden, here are a few of our local favourites...





WHITSTABLE Birdies

Charming Harbour Street in Whitstable is a fine place to linger, and the family-run Birdies restaurant offers an opportunity to eat well at the same time. The Continental flavour of the menu is hinted at in bistro-style red and white cloths on the outside tables, where you can digest both a great meal and the buzz of Whitstable - a taste of France and England in one mouthful! As Phil, Sue and their family have run Birdies since 1993 they have built up a good rapport with local fishermen, so brilliant fresh seafood stars alongside great classic French dishes and some stunning desserts including Whitstable Mess.

Summer 2017 • CONSERVATION NEWS



HERNHILL The Red Lion

It's a pleasant surprise to turn inland from the open flatness of the north Kent coast and follow an undulating lane hemmed in by orchards towards picturesque Hernhill. Within minutes of the busy Thanet Way, you can be sitting outside The Red Lion by a village green, just a prayer book's throw from the ancient parish church.

The 13th century hostelry featuring exposed brick, beams and flagstones is delightful inside and out. As well as the green-side seating out front, the large well-planted garden behind is furnished with tables and play equipment, and in summer there is al fresco live music here and sometimes a marquee for wedding parties.

The Red Lion is popular with villagers, tourists and ravenous walkers alike, who all enjoy a delicious 'contemporary Kent' menu with local lunchtime specials.



BRIDGE The White Horse

Pitch up in the garden of The White Horse Inn at Bridge on a summer's evening and you might hit on the traditional Kentish sport of Bat and Trap. There's a regular team based here for this forerunner of cricket, with weekly practices for matches in the Canterbury league.

An outdoor bar services other events too, including hog roasts, but the inside of the recently-refurbished 16th century building is also worth a peek. Antique features including a large Tudor fireplace are complemented by a modern feel of light and space.

The inn was once a regular stop for coaches en route between London and Dover – a handy place to change horses and grab some refreshment. Today it's at the heart of a quiet village close to bustling Canterbury, fulfilling a similar need for a breather and some great food and drink.

WINGHAM The Dog at Wingham

Winner of “Best Pub in Kent 2017” at the recent National Pub and Bar Awards, The Dog has an amazing outside south-facing rear garden. Soft lighting, ample and luxurious seating, a raised decking platform for summer BBQs and a covered gazebo are just a few of the delights awaiting customers.

Head Chef Dan Johns and his team will delight you with culinary expertise, hand selecting the finest local ingredients to serve spectacular seasonal dishes.

Dine al fresco from the a la carte menu with table service for up to 36 covers plus drinking for a further 16 in a relaxed atmosphere. On cooler evenings heaters and blankets are available. Events this summer include live music, BBQs, hog roasts and paella. Visit www.thedog.co.uk for more information, or call 01227 720339.



BLEAN The Royal Oak

Not many pubs can boast a roof terrace, but The Royal Oak in Blean has one. It's a hidden gem for a quiet drink or meal out in the fresh air away from the main garden which is popular with families, thanks to the bouncy castle which stays inflated and in action every day in summer.

Proprietor and head chef Gary Jefferies offers a new menu focusing on local ingredients. He brings a wealth of experience from many years of cooking around the world for the Royal Navy followed by a long spell running the kitchens at Kings School in Canterbury.

Regular barbecue dates and other events held outdoors allow customers to imbibe the countryside views as well as quality ales and fine wine.

BLEAN Blean Tavern

There's something for everyone at the Blean Tavern. Full English from 8am? Tick! Secure garden for the kids to romp in? Tick! Interesting lunch and dinner food? Tick! Room to hold a party? Tick! And, of course, great beer.

On the road connecting Whitstable and Canterbury, it's a great location to rendezvous with friends and family. Everyone can find something they like from the menu of British and Pan-Asian cuisine, while the youngsters work up appetites outside. Family picnic platters are also available (British, Asian or British and Pan-Asian. £12.50 per adult, children eat FREE.

The welcoming staff are happy to host celebratory parties in the beautifully-planted garden, and they are also keen organisers of pub events such as quizzes, music nights and even car boot sales!



DARGATE The Dove at Dargate

The Dove is a quintessential country pub dating back to the 18th century nestled in the heart of the sleepy village of Dargate with a well earned reputation for outstanding food and excellent service. The daily al fresco menu is cooked to order using locally sourced ingredients including herbs, eggs from their own free range hens. The pub is host to the traditional Kentish sport of Bat & Trap and played throughout the Spring and Summer months.

If walking or cycling is your passion, The Dove is an ideal location for lunch as it is situated on many walking/cycling routes. Victory wood is close by as are the hamlets of Hernhill, Yorkletts and Boughton. There is also a small marquee in the garden for parties and receptions together with a rustic outside bar.



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Summer five a day

SUMMER IS SLOWLY BUT SURELY ON ITS WAY. SASKIA PARKS FROM MACKNADE FINE FOODS TALKS DINNER IN THE GARDEN, BBQS AND MOST IMPORTANTLY, THE ABUNDANCE OF SOME OF OUR FAVOURITE LOCAL FRUIT AND VEG.



In Kent, summer is the season of soft fruit. A favourite of ours that began to appear in late spring, is the strawberry. In our opinion, nothing beats a freshly picked Kent strawberry in the height of summer. We would happily gobble them down by the punnet-full.

Perhaps the ultimate soft summer fruit is the cherry. Around 90% of English cherries are grown in Kent, and if that's not something to shout about then we don't know what is! There's nothing better than biting into a perfectly sweet cherry, with all its rich red juiciness that stains your hands and eliminates any chance you had of denying that you ate the whole bowl.

Plums are another favourite of ours in summer. Forget those dark, sour plums with almost plastic skin and minimal flavour from the supermarket, we mean real Kentish plums! These plums are often dusty pinks and yellows or deep purple, with slightly tart skin but sweet, soft flesh. If you find yourself with an abundance of them, slowly baked in a crumble is the second-best thing to eating them fresh!

Moving onto vegetables, peas will start to appear mid-June. Using frozen peas instead of fresh is like replacing bacon with tofu, they just don't compare. When in season, fresh peas are bursting with light, summer flavours and are perfect for sprinkling raw into salads, or lightly blanching and mixing through with fresh mint. The classic accompaniment to minted peas



Macknade Fine Foods

- SHOP FRONT -

is, of course, lamb. Lamb is mostly associated with spring but we have something even better for the summer... hogget. Hogget is older than lamb but younger than mutton, usually aged between 12 and 24 months. This means larger cuts of meat and a richer flavour. For the perfect summer roast, pair a slow roasted shoulder of hogget with minted peas, crushed, pan-fried new potatoes, and a splash of gravy made from slowly roasting off and cooking down the bones.

Being British, we will take the tiniest glimpse of sun as an excuse to get the BBQ out. One of our butcheries most popular BBQ products are boerewors. These sausages are a staple of the South-African BBQ culture, or braai as they call it. Made with a combination of beef, pork and lots of spices, they are rich and meaty and work perfectly alongside caramelised onions and some good tomato sauce. If all else fails and the heavens open, boerewors can be pan-fried or cooked in the oven and served alongside a potato gratin and corn on the cob at a warm and dry kitchen table.

*** Macknade Fine Foods**

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EATING  OUT

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WITH A RELAXED, INFORMAL ATMOSPHERE AND A KITCHEN THAT CLEARLY AIMS AT PRODUCING CLEVERLY COOKED FOOD, THE BLEAN TAVERN IS FAST BUILDING AN APPRECIATIVE CLIENTELE.

As a party of six we had a great meal at the Blean Tavern. Situated between Canterbury and Whitstable it's an informal pub and restaurant serving a variety of dishes with a mix of traditional English and Pan-Asian which adds an exciting twist.

It's open every day except Monday serving breakfast, lunch and dinner. There are a variety of menus and depending when you go, these include set meals, 2 for 1 options and specials of the day.

Not all being roast fans it was so lovely to have additional choices on a Sunday.

The starters were generous and included a choice of traditional, vegetarian and fish options.

They try to use, wherever possible, seasonal and locally sourced ingredients which is good to know.

Our party tried the following. Tomato and basil soup served with fresh crusty bread. This was nicely seasoned with the basil adding a lovely aroma. Ham Hock Terrine, toasted sour dough, homemade piccalilli with a mixed leaf salad. The ham was from a local producer and just melted in the mouth.

Baked Camembert served with onion jam and rustic bread sticks. This was a sharing choice and was a very generous portion.

I had the beautifully tender salt and pepper crispy calamari served in a rice basket which added a nice surprise.

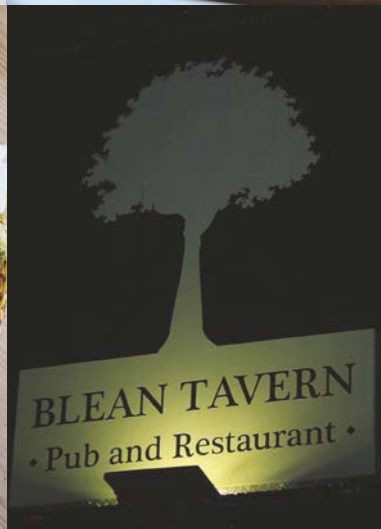
For the main courses: The members of our party were impressed with their meat choices of lamb shank and a traditional roast pork with ample vegetables potatoes and huge Yorkshire puddings.

I had the most beautifully cooked sea bass in a light lemon and tarragon sauce with the creamiest mash potato that was delicious and my companion absolutely adored her vegetarian risotto.

We were all very impressed with our lunch and appreciated some of the nice details that were included on the menu, including information indicating which options are dairy-free, nut-free, gluten-free or vegetarian.

The service was very good; attentive without being intrusive. The food was cooked to order, so this was a leisurely lunch. What better way to spend a Sunday other than with good friends in a relaxed atmosphere with great food and wines. My idea of heaven.

*** THE BLEAN TAVERN, 4 Blean Hill, Blean, Canterbury, Kent CT2 9EF.
01227 455516; www.bleantavern.com**



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THE DAILY *grind*

WE MEET KENT COFFEE LOVER AND BUSINESS OWNER, LUKE UNDERDOWN TO DISCUSS THE IMPORTANCE OF SOURCING THE BEST BEANS AND PRODUCING THE BEST COFFEE.

Many students work in a campus café just to earn cash, but for Luke Underdown it was the start of something much bigger.

“I found I wanted to know all about coffee beans and where they were grown,” says the young entrepreneur. “I was hooked.” At 24, Luke now owns Garage Coffee, a successful coffee roastery supplying hospitality businesses, farmers’ markets and the individual coffee lover, and has just opened an independent coffee bar in Canterbury.

After graduating in International Hospitality Management from the University of Surrey, he went to work for speciality coffee business Harris & Hoole then worked briefly for the NHS in fund-raising. “But I quickly realised I didn’t want to be there, so I left and wrote a business plan.”

With start-up funding from Kent County Council, he took over an outbuilding on his parents’ campsite at Hoath, where he now roasts over 100kg of coffee a week. “I just love making great coffee and sourcing different beans,” he says over a smooth latte.

He buys from importers who deal directly



Luke's tip

For a perfect cafetiere brew at home:
To avoid a bitter taste, wait two minutes
after boiling the water before pouring it in.

with farmers, so the growers receive more of the profit.

The coffee bar opened on April 1st in the Jewry Lane home of Fruitworks, a coworking space where people can rent an office or desk. You don’t have to be working there to drop in for a cup, though, and Debonair tea is also available (blended in Hythe).

*** Garage Coffee @ Fruitworks**
1-2 Jewry Lane, Canterbury CT 1 2NR
www.garageroasted.co.uk



Finca San Pedro coffee beans £7.95,
250g, Garage Coffee,
www.garageroasted.co.uk



8 cup thermique
copper cafetiere, £50,
Copperfields of Whitstable

Chemex 6 cup coffee
maker £39.95,
Garage Coffee



Ora French Press, £51, www.kikkerland.com

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Katie Alice Cottage Flower
coffee canister £14,
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Randwyck Milano 6 cup
espresso maker, £18,
Copperfields of Whitstable



Keith Brymer Jones
bucket mug, £11.50,
French Inspired Interiors

Fenton espresso cups and
saucers, £84 for a set of 6,
Neptune, Canterbury



Garage Coffee, Fruitworks,
1-2 Jewry Lane,
Canterbury, CT1 2NR.



Barista & Co copper
plunge pot (8 cup),
£38.95, Garage Coffee

Coffee filter papers,
£9.95 for 100,
Garage Coffee



Coffee wall plaque with
LED lights, £35, [www.
magicalstory.co.uk](http://www.magicalstory.co.uk)



Bodum Bistro electric
coffee grinder, £35,
John Lewis



Coffee scoop, £3.50,
Copperfields of Whitstable



Francis Francis XI red espresso machine,
£299, www.espressocrazy.com



Summer

What's on

A round-up of all things food and drink related that are taking place throughout the summer months in our lovely county.

STRAWBERRY FAIR

11th June

Celebrate some of the first fruits of the season at Brogdale in Faversham, with entertainment, music, local producers and some delicious local strawberries. (brogdalecollections.org)

PLUM DAY

13th August

Enjoy a display of plums in all colours and sizes, take a tractor ride around the orchards and talk to the guides who will tell you all you need to know about the fruit. (brogdalecollections.org)

NATIONAL PICNIC WEEK

16th - 25th June (nationalpicnicweek.co.uk)



CHERRY FAIR

16th July

The annual Cherry Fair at Brogdale in Faversham is packed with cherry entertainment including a cherry pip spit, live music, local producers and a display of cherries like you've never seen!



WHITSTABLE OYSTER FESTIVAL

21st - 31st July

Whitstable goes a little oyster crazy once a year to celebrate a successful harvest, and they've got lots of seafood-related activities planned. Expect to find an oyster eating competition, a street parade, seaside cinema screenings and, of course the famous fireworks finale.



LEEDS CASTLE FOOD FESTIVAL

8th - 10th September

Perfect for foodies and families alike, you can devour a large portion of history whilst discovering delicious food, drink and entertainment in this amazing setting. You'll find fresh regional produce from local food and drink producers. From gourmet burgers to retro ice creams and artisan beers, there will be taste sensations for all ages.

FAVERSHAM HOP FESTIVAL

3rd September

The two-day extravaganza to celebrate the county's hop harvest will be held on Saturday, 2nd and Sunday, 3rd September. With parades, live music and nostalgic events, the weekend takes over the town. For more details visit www.favershamhopfestival.org.



CIDER FESTIVAL

26th - 27th August,

Brogdale, Faversham

Local artisan ciders, live music and entertainment all weekend. Take the whole family to enjoy rural crafts for little festival goers, horticultural talks, rural demos and local produce. For tickets and information visit brogdalecollections.org.

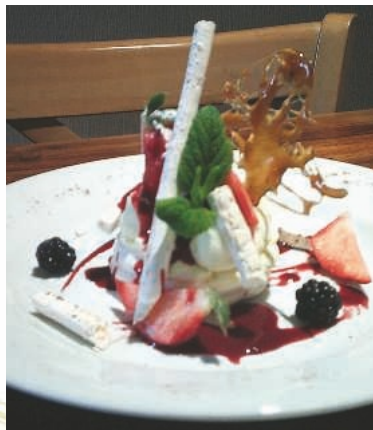
ICE CREAM FESTIVAL

28th August

Kent Life welcomes back the Ice Cream Festival. Sample tasters of what is on offer from our ice cream vendors, chocolatiers and sweet stalls. Take part in the animal activities or visit the face painter. Sit back and enjoy live music from The Boogie Woogie Gals or take a trip on the fun farm rides. Visit kentlife.org.uk for more information.



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IT'S A SECRET!



The Standard Quay Tea Room in Faversham is the perfect pit-stop for a cuppa while browsing antiques in this charming and historic location, or going for a bracing stroll through the boatyard and along the creek.

Breakfast, lunch, snacks and afternoon tea are offered, with many ingredients sourced locally. Choose from soups and salads, patés and quiches, pastries and crumpets accompanied by a range of hot and cold drinks, or treat yourself to an ice cream with toppings.

The seating area inside has been beautifully refurbished, to bring a fresh modern feel within



the walls of an ancient building. In summer, sit outside in the Secret Garden surrounded by shrubs and speciality plants (you can buy some to take home.)

Relax and refresh here before continuing your shopping or walking!

***Faversham Quay Tea Room**
Standard Quay, Faversham ME13 7BS
www.standard-quay.co.uk

SUMMER WINE *pairings*

BY ROWENA HAWTIN, DISCOVER THE VINE

Summer is upon us again and we dream of hot, hazy days in the sun, BBQs and sitting outside on our patios until late in the evening. July and August tend to be the warmest months of the year on average and do sometimes live up to that description – for example 1976 and 2003, but this is the exception rather than the rule as the typical British summer is rather unpredictable.

However, having said that, summer is definitely my favourite season – the days are longer – most of the trees and plants are in full bloom and I like nothing better than to sit down and enjoy a nice glass of wine with friends. Most of the wines featured here are ideal as aperitifs or go equally well with light summer dishes such as salads, pastas, fish and vegetable based dishes.





**EARTH'S END RIESLING, 2015,
CENTRAL OTAGO, NEW ZEALAND**

Marks and Spencer £13.50; 12.5% abv.

This wonderful dry wine has aromas of baked lime and elderflower and is well-balanced with a crisp acidity which can be drunk alone or will go well with spicy Thai food. Serve at a very cool temperature of 7°C and it's best to drink within six months of purchase.

**CASTRO MARTIN VAL DO SALNES
ALBARINO, 2015, RIAS BAIXAS, SPAIN**

Marks and Spencer £13.50; 12% abv.

Light, dry and intensely fruity, the naturally high acidity of this grape balances well with the flavours of ripe, juicy pear and white peach. These wines are rarely oaked to bring out the fresh fruit flavour, but a touch of lees stirring adds a little richness and complexity. This one goes really well with seafood, but try it with some risotto, goat's cheese or simple grilled fish.

**BALFOUR BRUT ROSE VINTAGE,
HUSH HEATH ESTATE, KENT**

Waitrose £35.99; 12% abv.

If you're looking for a sparkling wine for a special celebration then this will certainly suit the occasion. Made from the champagne grapes of Pinot Noir, Pinot Meunier and Chardonnay, this wine won the prestigious Decanter World Wines Silver Medal award in 2016. Hush Heath recommend pairing this wine with scallops and

Kent chorizo, but oysters, mussels and most seafood will complement it. I have tasted this wine several times and although not the cheapest, it's worth every penny. Order directly from Hush Heath or buy from selected Waitrose stores.

**LES COMPLICES DE LOIRE,
LES GRAVIERS CHINON, FRANCE**

Waitrose £9.99; 13% abv.

The black grape Cabernet Franc dominates in the French region of Touraine, where Chinon lies along the River Loire. The wines in this region are made light and fruity for early drinking and this one is ideal for summer as it can be served chilled. If you are a red wine lover, this is excellent value for money and great for a barbecue, or with grilled pork or beef, or meaty fish such as swordfish.

**THREE CHOIRS SONNET ROSÉ, 2014,
ENGLAND**

Waitrose £9.99; 11.5% abv.

Refreshing and light with delicate aromas of strawberry and raspberry, Three Choirs is well-balanced with acidity in an off-dry style with flavours of summer berry fruit on the palate. Although this one comes from Waitrose, you can order online Three Choirs rosé for £8.95 plus delivery (better value to order a case of 12). This wine can be easily drunk alone but pairs well with summer salads and light pasta and rice dishes as well as seafood and goat's cheese.





KENT

Farmers' Markets

JUNE

THURSDAY 1ST, 8TH, 15TH, 22ND & 29TH

Charing; Rolvenden;
Shipbourne; Whitfield

FRIDAY 2ND, 16TH

Egerton

SATURDAY 3RD

Deal; Penshurst; Sevenoaks;
Tunbridge Wells (Pantiles);
Wye

SUNDAY 4TH

Ashford; Elm Court Village;
Tunbridge Wells (Pantiles);
Westerham

TUESDAY 6TH, 13TH, 20TH & 27TH

Capel-le-Ferne; Hildenborough

WEDNESDAY 7TH

Lamberhurst

FRIDAY 9TH

Egerton; Sissinghurst

SATURDAY 10TH

Bridge; Headcorn; Hythe;
Offham; Sevenoaks;
Tunbridge Wells (Town Hall);
Whitstable

SUNDAY 11TH

Bishops Park; Lenham;
Marden; Thanet; Tonbridge;

SATURDAY 17TH

Canterbury; Sevenoaks;
Tunbridge Wells (Pantiles);
Wye; Yalding

SUNDAY 18TH

Aylesford; Bishops Park;
Rochester; Tunbridge Wells
(Pantiles); Westerham

FRIDAY 23RD

Egerton; Maidstone;
Sissinghurst

SATURDAY 24TH

Hythe; Sevenoaks; Tunbridge
Wells (Town Hall); Whitstable

SUNDAY 25TH

Bearsted; Bishops Park;
Cliftonville; West Malling

JULY

SATURDAY 1ST

Deal; Penshurst; Sevenoaks;
Tunbridge Wells (Pantiles); Wye

SUNDAY 2ND

Ashford; Bishops Park; Elm
Court Village; Tunbridge Wells
(Pantiles); Westerham

TUESDAY 4TH, 11TH, 18TH & 25TH

Capel-le-Ferne; Hildenborough

THURSDAY 6TH, 13TH, 20TH & 27TH

Charing; Rolvenden;
Shipbourne; Whitfield



FRIDAY 7TH, 14TH & 21ST

Egerton

SATURDAY 8TH

Bridge; Headcorn; Hythe;
Offham; Sevenoaks; Tunbridge
Wells (Town Hall); Whitstable

SUNDAY 9TH

Bishops Park; Lenham;
Marden; Thanet; Tonbridge

**THURSDAY 13TH,
20TH, & 27TH**

Charing; Rolvenden;
Shipbourne; Whitfield

SATURDAY 15TH

Canterbury; Sevenoaks;
Tunbridge Wells (Pantiles);
Wye; Yalding

SUNDAY 16TH

Aylesford; Bishops Park;
Rochester; Tunbridge Wells
(Pantiles); Westerham

SATURDAY 22ND

Bridge; Cranbrook; Hythe;
Knockholt; Sevenoaks; Tunbridge
Wells (Town Hall); Whitstable

SUNDAY 23RD

Bearsted; Bishops Park;
West Malling

FRIDAY 28TH

Egerton; Maidstone

SATURDAY 29TH

Sevenoaks

SUNDAY 30TH

Bishops Park; Cliftonville

AUGUST

**TUESDAY 1ST, 8TH, 15TH,
22ND & 29TH**

Capel-Le-Ferne; Hildenborough

**THURSDAY 3RD, 10TH,
17TH, 24TH & 31ST**

Charing; Rolvenden;
Shipbourne; Whitfield

FRIDAY 4TH, 11TH & 18TH

Egerton

SATURDAY 5TH

Deal; Penshurst; Sevenoaks;
Tunbridge Wells (Pantiles);
Wye

SUNDAY 6TH

Ashford; Bishops Park; East
Farleigh; Elm Court Village;
Tunbridge Wells (Pantiles);
Westerham

SATURDAY 12TH

Bridge; Headcorn; Hythe;

Offham; Sevenoaks; Tunbridge
Wells (Town Hall); Whitstable

SUNDAY 13TH

Aylesford; Lenham; Marden;
Thanet; Tonbridge

SATURDAY 19TH

Canterbury; Sevenoaks;
Tunbridge Wells (Pantiles);
Wye; Yalding

SUNDAY 20TH

Aylesford; Bishops Park;
Rochester; Tunbridge Wells
(Pantiles); Westerham

FRIDAY 25TH

Egerton; Maidstone

SATURDAY 26TH

Bridge; Cranbrook; Hythe;
Knockholt; Sevenoaks;
Tunbridge Wells (Town Hall)
Whitstable

SUNDAY 27TH

Bearsted; Bishops Park;
Cliftonville; West Malling

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addresses visit
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Luckhurst House, Pluckley

An elegant Grade II Listed detached family home believed to date back to the 15th century, set in beautifully landscaped grounds and paddocks of 2.17 acres, in a commanding position on the fringes of the much sought-after historic village of Pluckley.

Luckhurst House has been in the current vendor's tenure for the last 31 years and offers a wonderful opportunity to purchase this well-known local landmark which offers spacious family living with an abundance of character and charm, mature gardens, paddocks and stabling for those looking for an ideal small holding.

The property is approached via a five bar gate and private tarmac driveway leading to a generous parking/turning area. The grounds surround the house to all sides and have been impeccably maintained and cared for by the current owner. A garden pond surrounded by a wide variety of flowers, shrubs and trees offers a wonderful private place to relax and unwind with views to the rear across the paddocks and countryside. There is an established vegetable patch and greenhouse for those wanting to be self sufficient, two paddocks ideal for sheep, ponies or a horse along with four stables and additional outbuildings.







The property has front and rear halls, but the favoured entrance is to the rear entering into a vaulted ceiling area with wonderful exposed brick flooring. There is a cloakroom and water closet and separate utility room. The kitchen/ breakfast room also enjoys the 14'3" (4.34m) vaulted ceiling with an abundance of exposed beams and timbers with an open staircase leading to the first floor.

The double aspect drawing room benefits from a wonderful inglenook fireplace and woodburning stove with beautiful carved beams in the ceiling. The dining room mirrors this but with an open inglenook fireplace. This room opens to the wonderful bespoke conservatory by Glass Houses.

To the first floor, the imposing master bedroom is fitting of a property of this providence with exposed wide-board flooring and double aspect windows. There is a 'Jack and Jill' walk-in closet that can be accessed

from bedroom two. There are two bathrooms to the first floor with an additional staircase that is accessed from the drawing room. In addition, a staircase and exposed brick chimney

breast leads to the second floor with two further double bedrooms.

We strongly advise any interested parties to make immediate arrangements to view.

PROPERTY DETAILS

Address: Charing, Kent

Price: £845,000

For more information contact:

Saddlers

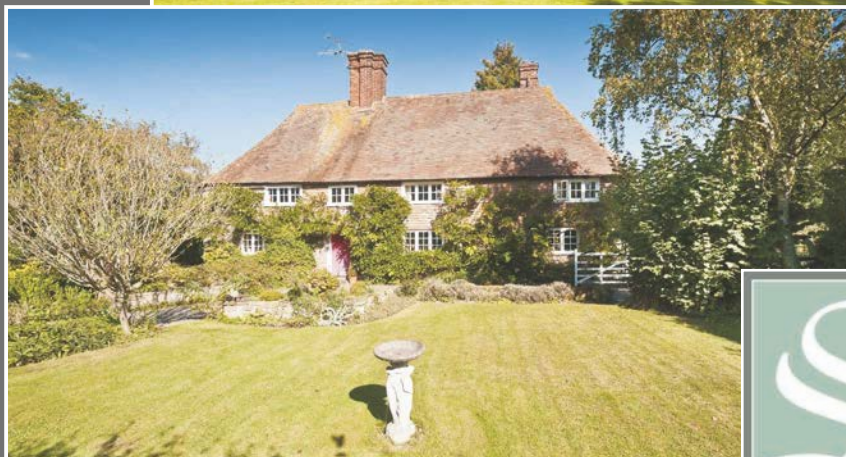
Reed House, 1-3 Old Ashford Road,
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The Manor House, Fordwich

The Manor House is a particularly fine period house having been restored to an exceptional standard by Cox Restorations. The property has four good size bedrooms and 4/5 reception rooms. This 'Blue Plaque' property is very special and is located in the centre of Fordwich which has a vibrant community and is a designated conservation area.

The house is Grade II Listed as being of Special Architectural or Historic Interest and as such offers charming features, having been sympathetically restored to provide modern period living. The accommodation

is exceptionally well arranged and offers spacious rooms with plenty of light. Particular features include, original flagstone and wide board oak flooring, leaded light and mullion windows, oak beams including a dragon beam and vaulted ceilings.

The accommodation includes a delightful double aspect sitting room (currently used as a study) with impressive dragon beam and inglenook fireplace, a dining room with inglenook fireplace, together with the kitchen/breakfast room (situated in the later Victorian wing of the property) with polished brick floor, beautiful lattice work windows and dark





navy blue Rayburn. The dining room leads in to the impressive drawing room, a marvellous double aspect room, with a vaulted ceiling, roof lights and a brick hearth with a wood burning stove. Completing the ground floor accommodation there is a garden room/studio, which was formed out of the original stables.

On the first floor is the principal bedroom suite with ensuite bathroom and walk-in wardrobe. This is a magnificent main suite with wide board oak floor, double aspect leaded light windows and fine exposed timber framing and roof timbers to the vaulted ceilings. Off the landing, there are two further double bedrooms, together with a main bathroom/shower room. Also reached off the landing, there is a door concealing a further staircase to the second floor fourth bedroom, which has a low door to a snug which oversails above the third bedroom.

The garden is a wonderful feature, being designed and landscaped to a high standard. It features a sunken garden with pea shingle terrace and a good expanse of lawn with trellising, flower beds and borders, shrubs, bushes, evergreens and mature trees. There is also a fruit and vegetable area with brick and pebble pathways, screened by trellising and reached through an arbour. Two garden sheds.

The property is situated in the centre of Fordwich, within the Conservation Area. In the Middle Ages, the River Stour was navigable as far as Fordwich and this town became the Port of Canterbury. Fordwich was later described in the Domesday book as a 'small burgh', one of only seven boroughs

in Kent. The River Stour, with its abundance of wildlife and amenities for fishing, walking and pleasure boats is a modern day treasure, much enjoyed by those living close by. With its many fine period buildings, two well-known pubs and its reputation for being the smallest 'Town' in England, the village really is a gem.

Canterbury itself lies about 2 miles to the West, with its excellent shopping centre, cultural interests, amenities, good range of schools in both the public and private sectors including King's, St Edmund's, Kent College and Simon Langton boys and girls grammar schools (as well as Junior Kings at Milner Court, Sturry which is within exceptionally easy access). There are also two universities and colleges of further education.

The property is well placed for access to Sturry station (just over 0.5 mile) which provides a rail link to Canterbury West and in turn the HSR service to London (St Pancras 53 mins). The property is also well placed for access in to Canterbury along the A28, which in turn links with the A2.

PROPERTY DETAILS



Address: Fordwich, Kent

Price: £895,000

For more information contact:

Humberts
71 Castle Street,
Canterbury CT1 2QD

Tel: 01227 452780

www.humberts.com

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Harrogate six-seater table in Fog, £940. Provence dining chair, £120. Chatto sofa, £1,260. Havana dining chair in Silver Birch, £245. Imperial pendant light, £210.

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