EQUUS

Country & Equestrian



5 DENSTEAD OAST







5 DENSTEAD OAST, Denstead Lane, Chartham Hatch, Canterbury, Kent, CT4 7SH

REDUCED - CHAIN FREE - A rare opportunity to acquire a versatile equestrian property set within approximately 4 acres (*TBV), complete with stables, paddocks and a riding arena. Extending to approximately 2,873 sq. ft., this impressive four-bedroom oast conversion forms part of an attractive collection of six converted oast properties, peacefully situated in a highly sought-after rural location close to the historic city of Canterbury.

The equestrian facilities are positioned beyond the shared driveway, which serves the six neighbouring properties. They include a timber-framed stable block with four loose boxes and generous storage, together with a riding arena measuring approximately 40m x 20m. Whilst both the arena and stables would benefit from improvement, they offer an excellent opportunity for equestrian enthusiasts to create first-class facilities. The fenced paddocks enjoy a separate access directly from the road, providing practical independent entry, and a small garden area is situated opposite the house.

ACCOMMODATION (refer to floorplan for full details

The property offers spacious and characterful accommodation arranged over three floors, combining period charm with flexible family living. Having undergone partial renovation, there is further scope for refurbishment and reconfiguration, allowing purchasers to create a home tailored to their individual requirements, including the potential for multi-generational living.

The accommodation is rich in original features, including exposed timber beams and impressive vaulted ceilings. The second floor provides two outstanding reception rooms, comprising a magnificent sitting room beneath the original vaulted square kiln roof and a generous drawing room overlooking the open-plan kitchen and family area below via a galleried mezzanine. The impressive 30ft kitchen/family room is perfectly designed for modern living and entertaining, featuring a fitted kitchen, ample dining and seating space, and attractive exposed wooden flooring.

On the ground floor are two double bedrooms, a games room, family bathroom, utility/plant room and a useful store room, while the first floor provides two further bedrooms and a second family bathroom, creating flexible accommodation suitable for families of all sizes.

SITUATION & AREA AWARENESS

Set in a convenient rural location on the edge of Chartham Hatch, the property offers the perfect balance of countryside living and excellent connectivity. Chartham Hatch benefits from a village hall and recreation ground, while the neighbouring village of Chartham provides a local shop, pub, primary school and mainline railway station with direct services to London Victoria and, via Canterbury West, high-speed connections to London St Pancras in under an hour. The historic cathedral city of Canterbury, just under four miles away, offers an extensive range of shopping, dining, leisure and educational facilities, including highly regarded secondary schools. The property also enjoys excellent transport links, with easy access to the M2 and M20, together with convenient routes to the Continent via the Eurotunnel and the Port of Dover.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold
PROPERTY TYPE: Mid Terrace / PROPERTY CONSTRUCTION: brick
NUMBER & TYPE OF ROOMS: see attached floorplan
PARKING: Shared Drive with parking space
TITLE NUMBER: K842891 /K747842
LOCAL AUTHORITY: Canterbury City Council / TAX BAND: G
EPC RATING: C 70/80 - Certificate number 0422-3944-4202-3184-6204 - Full ratings & advisories/estimated costs are now online at the .gov web site: https://find-energy-certificate.digital.communities.gov.uk/
SERVICES – HEATING: Oil SEWAGE: mains drainage / WATER SUPPLY: mains / ELECTRICITY SUPPLY: mains

LAND

The whole site 4 acres (*TBV) which include the house, stables and paddock. *The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions /





history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:
www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org
https://checker.ofcom.org.uk/en-gb/mobile-coverage
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent
Equus Country & Equestrian, South East/South West
T: 01892 829014
E: sales@equusproperty.co.uk
W: www.equusproperty.co.uk

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DISCLAIMER

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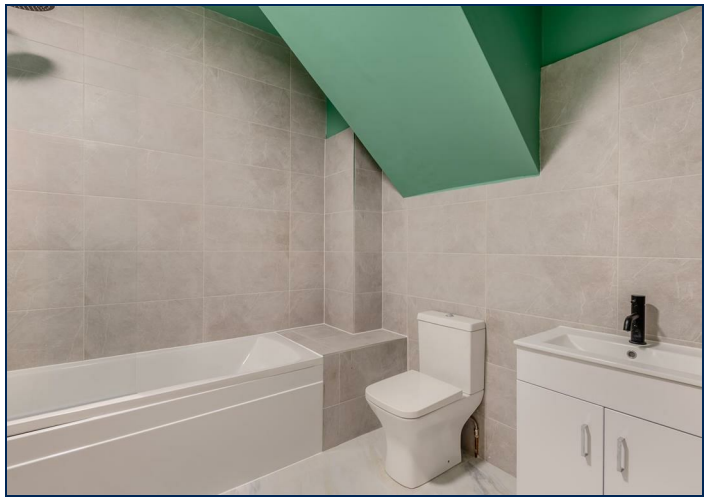
Guide price £670,000







Denstead Oast, Denstead Lane, Canterbury
Main House internal area 2,873 sq ft (267 sq m)
Outbuilding internal area 949 sq ft (88 sq m)
Total internal area 3,822 sq ft (355 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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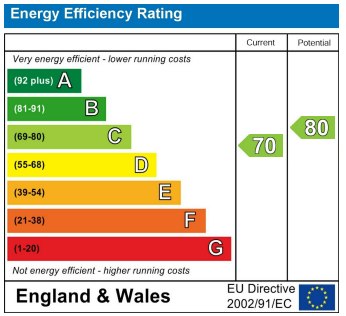

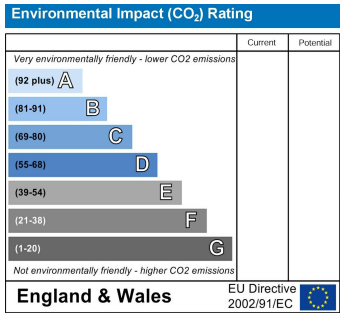

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