



Woodchurch Road, Woodchurch, Birchington



Archer Farm Stables
 Woodchurch Road
 Woodchurch
 Birchington
 Kent
 CT7 0HF



Description

Ground Floor

- Porch
- Lounge/Dining Room
26' 7" x 21' 0"
(8.10m x 6.40m)
- Inner Hall
- Kitchen
14' 7" x 13' 2"
(4.44m x 4.01m)
- Bedroom
17' 6" x 14' 2"
(5.33m x 4.32m)
- En-suite W.C
- Bedroom
16' 6" x 10' 10"
(5.03m x 3.30m)
- Bedroom
14' 7" x 13' 5"
(4.44m x 4.09m)
- Bath and Shower Room
- Inner Hall
- Bedroom
17' 5" x 11' 7"
(5.31m x 3.53m)
- Bedroom
15' 11" x 11' 1"
(4.85m x 3.38m)
- En-suite Shower Room
- Bedroom
13' 2" x 11' 7"
(4.01m x 3.53m)
- Bedroom
11' 1" x 9' 5"
(3.38m x 2.87m)

External

- Extensive Grounds Of Approximately 11 Acres With Detached Stable Block With 8 Stables, Feed Store, Own Kitchen And Shower Room, Sand School, Numerous Other Outbuildings, Storage Areas/Sheds Including Field Shelters

Property

Standing on approximately 11 acres of land in the hamlet of Woodchurch is this spacious detached seven bedroom bungalow which provides versatile living accommodation. The property would ideally suit equestrian lovers as there is a detached stable block with 8 stables and feed store. There is also a sand school and numerous other outbuildings and storage areas/sheds including field shelters. The stable block also has its own kitchen and shower room. Subject to the necessary consents, there are business opportunities to run as a livery stable.



Location

Archer Farm Stables is found in Woodchurch amongst open fields and is approximately 1.5 miles from Westgate-on-Sea where you will find local shops, cinema and railway station as well as the popular sandy beaches. The popular seaside town of Margate with its wide variety of shops, bars, restaurants and cafes and the Turner Contemporary art gallery is approximately 2 miles away. Margate offers a high-speed rail link to London. The area also has a number of highly regarded schools including grammar schools in both the public and private sectors.





TOTAL APPROX. FLOOR AREA 2415 SQ.FT. (224.4 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		73
(55 to 68) D	59	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		

England, Wales & N.Ireland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		69
(55 to 68) D	54	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Wales & N.Ireland EU Directive 2002/91/EC



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Important Notice:

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.