



# EQUUS

*Country & Equestrian*



HARTS FARM



## HARTS FARM, Wellhouse Lane, Shottenden, Canterbury, Kent CT4 8HS

**COUNTRY & EQUESTRIAN PROPERTY WITH LAND** - Set in a desirable rural hamlet in grounds & pasture of 8 acres (TBV\*), Substantial detached listed farmhouse ( 5 bedrooms/4 receptions/3 bathrooms sensitively restored & retaining many original features). The whole offers an ideal family home for those with equestrian & sporting interests with stable complex & riding arena within the grounds plus all-weather astro turf court suitable for multiple sports activities. Adjacent to the farmhouse is a large detached barn (currently used as a Games Room, Office also with a kitchen) which has outline consent for conversion to an annexe / holiday let). There is also a large covered storage area with full height doors for hay/lorry storage.

The approach to the property is very attractive with double gates opening onto a sweeping private driveway with landscaped island turning circle and an abundluded king both near the house, stables and double oak framed garage.

The equestrian facilities comprise of two stable blocks with a total of 5 loose boxes tack room and storage shed plus yard area with space to add further stabling if desired. Adjacent to the stable yard is an outdoor carpet gallop surface riding arena (30m x 20m). A useful separate gate gives direct access onto the lane. The land surrounding the house is divided into 4 well drained paddocks, 1 large paddock with cross country fences & 3 smaller paddocks, one with field shelter all bordered with post and rail fencing, slip rails & gates with trees and hedges to the boundaries.

The whole occupies a secluded, rural over position in the delightful Kentish hamlet of Shottenden near the City of Canterbury an Area of Outstanding Natural Beauty, with distant coastal views over neighbouring countryside to Whitstable. There is excellent access nearby to walks, cycling and hacking around vineyards, orchards, bridle ways and woodlands of Perry Wood, The Valley and Kings Wood. There is also Chilham X Country & Saddlesdene nearby.

### LOCATION & AREA AWARENESS

The property is set within a quiet country lane, in a picturesque rural setting, designated as An Area of Outstanding Natural Beauty, and a few miles from the sought-after village of Chilham. Chilham is an historic village on the outskirts of Canterbury and set in the attractive valley of the River Stour. In the heart of the village there is a fifteenth century square, post office, primary school, 2 public houses and a new "English Wines" wine bar. Other nearby villages such as Selling (2.5 miles), Sheldwich (3.5 miles) and Challock (3.2 miles) all offer outstanding

primary schools.

The nearby Cathedral City of Canterbury (8 miles) offers a superb range of shopping, recreational and educational amenities, including a good selection of state and private schools and three universities. The city is served by two mainline railway stations which connect with London Victoria and London St Pancras in approximately one hour. The market town of Ashford (10 miles) also provides excellent shopping, recreational and educational amenities along with a high-speed rail service which reaches London St Pancras in approximately 38 minutes from Ashford International Station.

The area is very well served by road connections, with the A2/M2 (5 miles) and the M20 (which can be joined at Ashford) both connecting with London and the coast. The Channel Tunnel terminal at Folkestone (25 miles) provides a regular shuttle service to the Continent, whilst the Port of Dover (23 miles) also provides regular ferry crossing.

### THE PROPERTY

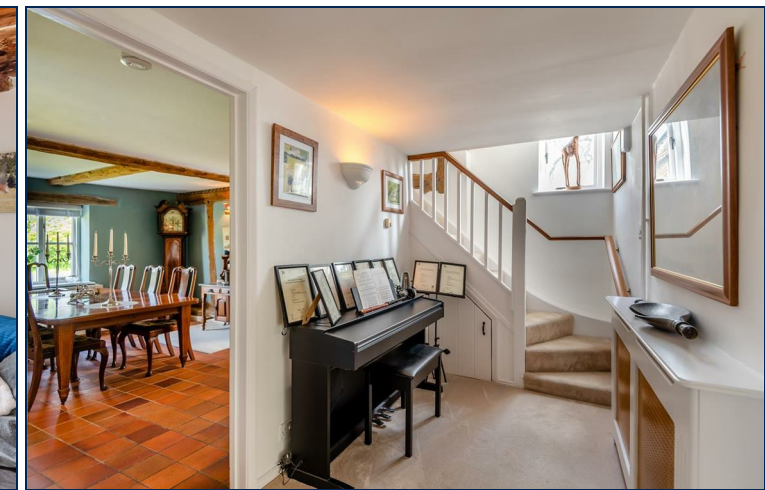
The property is a substantial 18th century Grade 11 listed property mentioned in the Domesday book for its historic crown post pre-dating the house. The current owners have extended the house and made significant improvements over the years to accommodate their growing family. There is now around 3,000 sq. ft of beautifully presented accommodation which has been sensitively restored with various period features, including exposed timber beams, traditional fireplaces, wide wooden floors and latched wooden doors.

The front door opens into the entrance hall, with its turned staircase and cloakroom, opening to the formal dining room with feature inglenook fireplace. Adjacent is a 20ft multi aspect sitting room with brick fireplace and glazed doors opening into the conservatory with superb garden views. Linking to the remainder of the house is a useful seating area and separate study.

The hallway and cloakroom flow into the extensive open plan kitchen/breakfast family room. Adjacent is a useful utility with units and built in cooker, whilst the main space has French doors to the south facing terrace and features an array of bespoke units with wooden worktops, some integrated appliances, a range cooker, butler sink and wood burner.

The spacious first floor landing leads off to the master suite with modern en suite shower room and dressing room. There is a large family bathroom, a shower room and four further bedrooms with built in wardrobes. Two of the bedrooms were planned to be combined with a large en suite bathroom. In addition, there two useful attic spaces and eaves storage.







**OUTSIDE**

Surrounding the house are formal landscaped gardens with lawns, mature shrubs, flowerbeds and trees interspersed around the perimeter, with an established kitchen garden with raised planters. To the front there is a fabulous paved stone terrace, and a pergola seating area draped with wisteria, an ideal space for alfresco dining.

A unique family sporting area has been created to the rear of the large barn with a multi-purpose astro turf court which has been used for tennis, football, rugby, hockey practice and there is ample space to add a swimming pool if required (subject to planning permission).

**LAND & GROUNDS**

The acreage and or land shown or stated on any map and or screen print for the property is \*TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot(s), they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited/qualified company who can measure the area for a compliant Land Registry Title Plan.

**MATERIAL INFORMATION & SERVICES**

TENURE: Freehold

PROPERTY TYPE: Detached Grade 11 listed with extension added

PROPERTY CONSTRUCTION: Brick built

NUMBER & TYPE OF ROOM/S: (see floorplan)

PARKING: Multiple Areas

LOCAL AUTHORITY: ASHFORD BOROUGH COUNCIL

TITLE NUMBERS: K818279

TAX BAND : G

EPC RATING: E 51/86 Certificate number - 0370-2868-1350-2704-170

FLOOD RISK: Zone 1

WATER SUPPLY: Mains water via private water supply

ELECTRICITY SUPPLY: Mains single phase

HEATING: Oil central heating ,with bottled gas for cooking

DRAINAGE: Private Drainage (Septic Tank)

BROADBAND: Superfast fibre Broadband

**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](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) | [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://www.ukradon.org)

[www.checker.ofcom.org.uk/en-gb/mobile-coveragehttps://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics](http://www.checker.ofcom.org.uk/en-gb/mobile-coveragehttps://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics)

**VIEWING ARRANGEMENTS**

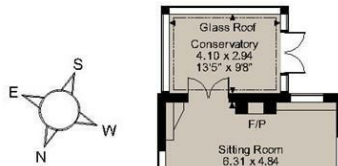
All Viewings are strictly by Appointment with Equus Country & Equestrian, South East/South West T: 01227 706009 E: [celiaransley@equusproperty.co.uk](mailto:celiaransley@equusproperty.co.uk) W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

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**Guide price £1,750,000**



**Harts Farm, Wellhouse Lane, Shottenden, Kent**  
**Main House internal area 2,921 sq ft (271 sq m)**  
**Garage internal area 311 sq ft (29 sq m)**  
**Outbuilding internal area 1,157 sq ft (108 sq m)**  
**Stables internal area 1,013 sq ft (94 sq m)**  
**Total internal area 5,402 sq ft (502 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>86</b>
	<b>51</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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