



# EQUUS

*Country & Equestrian*



PRESTON HALL



## PRESTON HALL, Waterworks Lane, Martin , Dover, Kent CT15 5JN

This charming property believed to date around the 1920's and offers a unique opportunity to purchase, update and refurbish a detached 4 bedroom country house set within 2.78 acres (TBV\*). It also has the benefit of a vast range of block built outbuildings, stables and garages of around 2,854 sq.ft. and is located in a secluded quiet rural location on the edge of the hamlet of Martin, between Deal and Dover.

The house is on market for the first time in 40 plus years and currently has a spacious entrance hall, kitchen/breakfast room, cloakroom, expansive sitting room, dining room, four generous bedrooms, and a bathroom and so provides ample space for comfortable living. The house itself needs improvement therefore giving an excellent 'blank canvas' for those seeking a rurally located family home. It would also offer further opportunities to extend and add more bedrooms and receptions (subject to permissions).

Outside the double fronted property, which has gardens to the front and rear, there is a large attached double garage of around 1,250 sq.ft. with utility room attached with its own separate driveway access. The main driveway sweeps round to the rear of the property, where there is ample parking for a number of vehicles including horse trailers/horseboxes.

To the rear of the property there are further spacious gardens mainly laid to lawn with a large ornamental pond and terrace and borders of mature trees and shrubs and the main parcel of land sweeps round to the perimeter of the property.

### EQUESTRIAN

The land is unfenced with mainly level grazing and offers great potential for Equestrian use with ample room to install a riding arena (subject to

permissions). The main, block built outbuilding adjacent to the land, is divided internally into four internal stables, store/tack room office and garage.

The location is well placed for all to explore the countryside with country walks, cycling and riding out options nearby

### SITUATION & AREA AWARENESS

The property is located in a quiet rural location in the hamlet of Martin between Dover and Deal, close to a mainline railway station at Martin Mill providing high-speed rail links to London. There is also easy access to countryside walks and St. Margaret's Bay with its sheltered beach and National Trust land. Deal town centre and beach is approximately 5 miles away where you will find a variety of independent shops, bars, cafes and restaurants. There are some highly regarded schools in the area with primary schools in Langdon and St Margaret'-at-Cliffe, as well as Dover Girls' and Dover Boys' Grammar, The Duke of York's Royal Military School and Dover College. There are also excellent road links to the main motorways via the A2, five minutes away and the A20/M20 around 10 minutes drive and access to Europe via the Port of Dover nearby or the Channel Tunnel at Folkestone 15 minutes drive away.

### MATERIAL INFORMATION & SERVICES

TENURE: Freehold

PROPERTY TYPE: Detached

CONSTRUCTION: Brick around 1920s

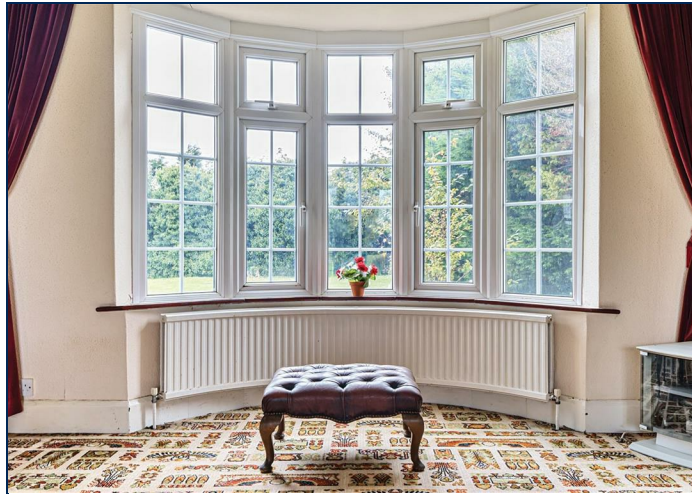
NUMBER & TYPE OF ROOMS: (See attached floor plans)

PARKING: Parking on the driveway for cars, trailers, horseboxes

TITLE NUMBER/S: K474696

FLOOD RISK: Zone 1

TAX BAND: F LOCAL AUTHORITY: Dover District Council





HOUSE EPC RATING: E48/B 86 Certificate number: 7034-6720-0409-0711-2206

SERVICES: Mains electricity, mains water, mains drainage, oil central heating - Condensing Combi Boiler newly installed

MOBILE & INTERNET CONNECTIONS: Check relevant websites for more details

AGENTS NOTE- There is also a static caravan located on the land with water and electric connected.

#### LAND & GROUNDS

The whole plot including house, gardens and pasture land is 2.78 acres (TBV\*). The acreage and or land shown / 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.

#### 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//phone coverage for more helpful information about the property and surrounding local area before proceeding in a purchase visit |[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) | <https://checker.ofcom.org.uk/en-gb/mobile-coverage> | [www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics](http://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics)

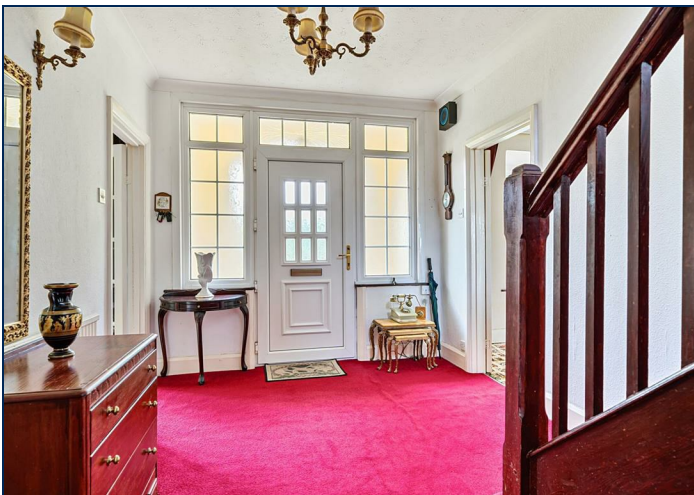
#### VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West

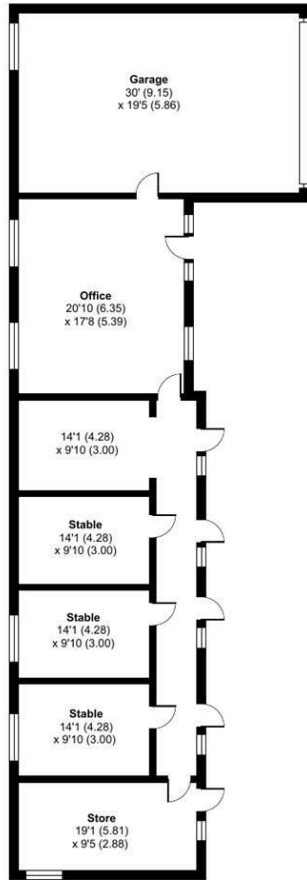
T: 01227 706009 Celia Ransley

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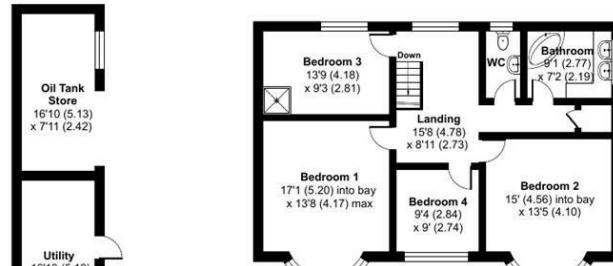
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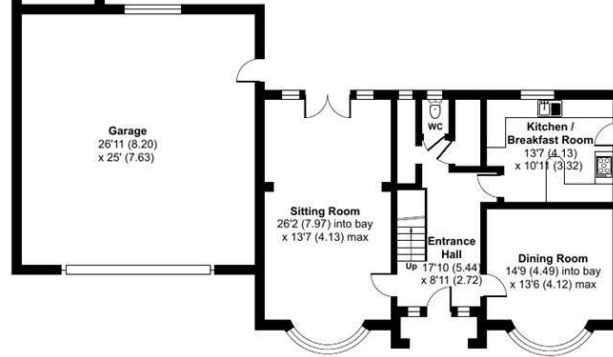
**Guide price £885,000**



**GARAGE / OUTBUILDING 1**



**FIRST FLOOR**



**GROUND FLOOR**

Main House = 1811 sq ft / 168.2 sq m  
 Garage = 1250 sq ft / 116.1 sq m  
 Stables & Outbuilding = 1604 sq ft / 149 sq m  
 Total = 4665 sq ft / 433.3 sq m  
 For identification only - Not to scale



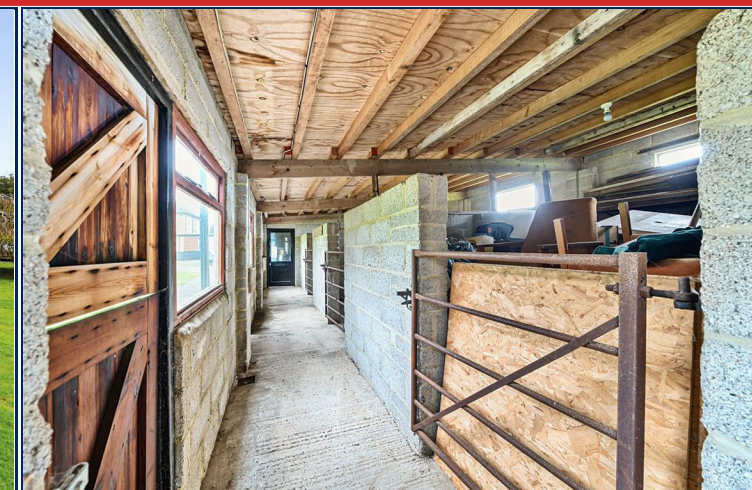
**Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2024. Produced for Equus Property. REF: 1195294

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>86</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>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>  |  |                         | <b>48</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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