



EQUUS

Country & Equestrian



DROVE COTTAGE

DROVE COTTAGE, , Kent CT13 9JH



VILLAGE & COUNTRY - An immaculately presented detached country home with attractive part flint faced elevations, set in 0.55 acre (*TBV) in a quiet rural hamlet near to the historic Cinque Port Town of Sandwich. The property boasts stunning accommodation of 3099 sqft with a wealth of period features sympathetically retained such as exposed beams to walls & ceilings, flagstone & timber flooring & two open fireplaces with wood burning stoves all enhanced by modern contemporary aspects. On the ground floor the heart of the interior is the well fitted farmhouse kitchen/breakfast room with AGA opening into the breakfast room with fireplace & wood burner - perfect for family gatherings or hosting friends. Two further reception rooms include a large sitting room with fireplace & wood burner and a large garden room with feature roof lantern drawing in a wealth of natural light. There is also a downstairs double bedroom with en-suite shower room and a separate cloakroom/wc/shower and separate utility room/WC. On the first floor there are two further bedrooms & family bathroom. N.B. There is potential to extend further into the roof area & to the side to create additional living areas/bedrooms (subject to consents). Outside the lovely landscaped gardens include a picturesque duck pond, summer house & terraced area ideal for al fresco dining in the summer months. There is also a detached double garage with first floor games room - perfect for leisure activities or as a creative space. For those who enjoy the outdoor life the charming rural location in which the property is situated is ideal for country walks, cycle trails, horse riding & bird watching. For commuting easy access can be gained onto the A257 linking to Canterbury & to the A256 leading to Sandwich/Ramsgate/Deal/Dover & the High speed train service to London St. Pancras from Sandwich in 70 minutes. The Port of Dover and Channel Tunnel give access to Europe. **THE PROPERTY IS BEING SOLD WITH NO ONWARD CHAIN.**

SITUATION & AREA AWARENESS

The property is located within the rural area of Richborough which is known for its rich history and beautiful landscapes, making it a desirable location for those who appreciate the great outdoors. The nearby town of Sandwich offers a range of amenities, including shops, restaurants, schools and Doctors surgery and dentists. The Cathedral City of Canterbury, with its many cultural interests, superb shopping centre highly regarded schools, colleges and universities, lies approximately 12 miles away. Sporting and recreational facilities in and around the local area include the famous golf links courses around Sandwich which include Royal St. George's, Princes & Royal Cinque Ports in Deal. There is County Cricket and the Polo Farm Sports Complex in Canterbury and Wingham Wildlife Park and Howlets Zoo all within easy reach. Nearby road links give access onto the A257 linking onto the A256 giving access to Sandwich, Ramsgate, Deal and Dover and westwards, the A257 to Canterbury. Rail links are available with High-speed train service to London St. Pancras from Sandwich in 70 minutes and other London stations & the nearby Port of Dover and Channel Tunnel Terminal at Folkestone provide crossings to Europe and beyond.

LAND - GARDENS

The whole acreage at the location extends to approximately 0.55 acres (*TBV) and is landscaped gardens with a pond. 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 Plan.
Agents Note : The property is located on a working farm via metal farm gate. There is a legal right of access via the private farm road which leads to the property.

MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: Brick

NUMBER & TYPE OF ROOM/S: 3 bedrooms / 3 receptions including garden room /3 baths -see attached floor plans.

PARKING: Multiple off road.

FLOOD RISK: Flood Zone 1 - Low Risk

LOCAL AUTHORITY: Dover District Council/ TAX BAND: F

EPC RATING: D 66/95 - Certificate number 0350 2101 5490 2605 2681.

SERVICES

HEATING: LPG tank in garden

SEWAGE: Septic tank

WATER SUPPLY: Water Meter connected to the main farm as a private supply

ELECTRICITY SUPPLY: Mains

BROADBAND: see useful website links.

MOBILE COVERAGE: see useful website links.

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

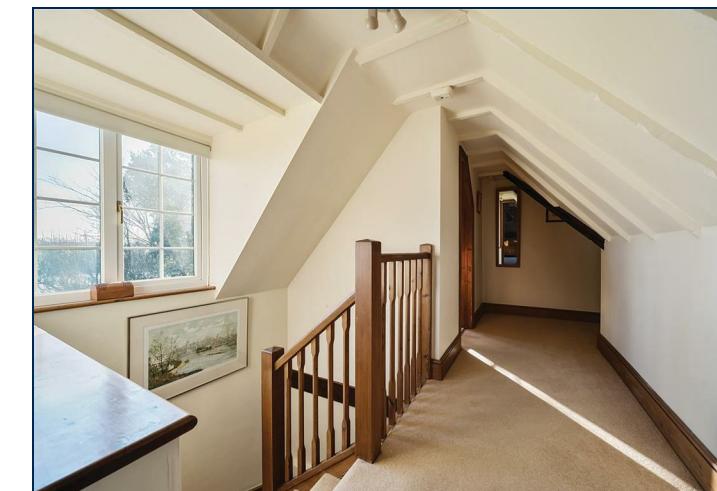
E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

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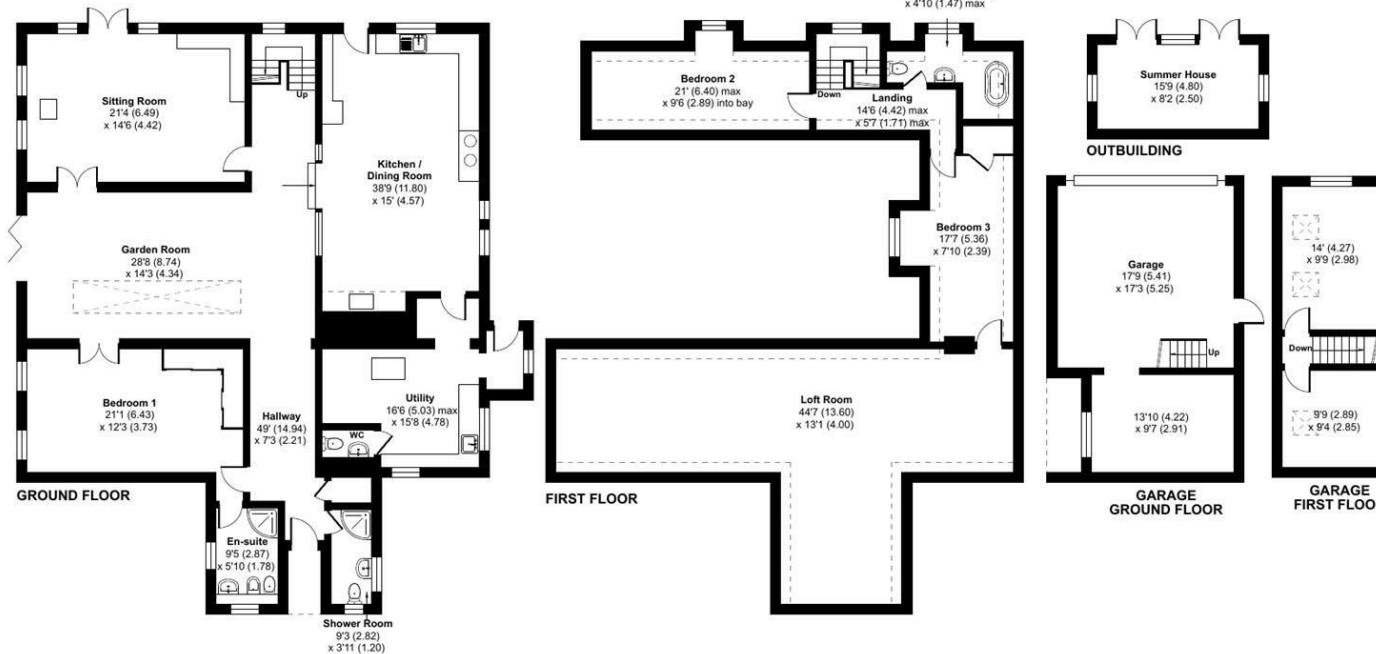
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Guide price £750,000





Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2025. Produced for Equus Property. REF: 1227569



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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