



# EQUUS

*Country & Equestrian*



NEW PLACE FARM





## NEW PLACE FARM, Thorneycroft Road, Stalisfield, Faversham, Kent, ME13 0JE

**WITH LAND** - A unique detached family home of Mediterranean influences set in 5.26 acres (\*TBV) of grounds & paddocks with stabling, detached double garage/workshop and large swimming pool occupying a sought after rural location in the picturesque hamlet of Stalisfield with stunning countryside views to the front. The immaculately presented spacious and versatile accommodation is single storey in layout and extends to just under 2500 sq.ft with scope to include an integral annexe (if desired). This is all enhanced by an impressive landscaped terrace which expands across the entire rear elevation & includes the 32ft x 16ft refurbished heated private swimming pool offering a fantastic sitting out & al fresco dining area

A private driveway leads to the front of the property with an extensive parking area for several vehicles/horse box. A formal covered entrance leads into the interior which gives an air of spaciousness & light throughout with generous entrance hall, spacious open plan fully fitted kitchen/breakfast room with log burner & bi fold door out to a side terrace, separate utility room, sitting room (feature fireplace & log burner), a sun room, family room with bi fold doors, study & cloakroom. A separate wing contains the spacious master bedroom with fitted wardrobes & modern en suite plus bi fold doors leading to the pool terrace and a further 2 double bedrooms and family bathroom. N.B. There is lapsed planning consent (ref SW/12/1298) for a loft conversion to include 2 further bedrooms offering further family living options.

The adjoining equestrian facilities include 2 timber stables (on skids) and 3 barns of varying sizes which could provide more stabling, 3 fenced paddocks of varying sizes with field shelters, a second access gate to the road plus ample space to add a riding arena (subj. to planning).

There is a separate pool house with fitted kitchen, shower room and pump room adjacent to the pool plus a large greenhouse and fruit cage in the grounds.

### SITUATION & AREA AWARENESS

The property is situated on a quiet country lane in the delightful Hamlet of Stalisfield in an Area of Outstanding Natural Beauty located on top of the North Downs with stunning far reaching views as far as Whitstable. There are superb walks and cycling routes as well as fabulous circular hacks on quiet country lanes and bridleways. A short walk will take you to The Plough which is an award winning gastro pub. The local village of Charing

is around 3.6 miles away and has a choice of shops, amenities including a pharmacy, primary school and doctor's surgery. The sprawling market town of Ashford is approximately 7 miles away with an excellent range of shopping, including a designer outlet with leisure and educational facilities. Transport links are well supported with Ashford International and its high speed service to London St Pancras in 37 minutes, as well as several other mainline stations within a 10 miles radius with Charing being the nearest. Access to the major roads is good. Both junction 8 & 9 of M20 are a 15 minute drive, Eurotunnel 20 minutes drive, M2 15 minutes drive and Dover harbour 40 minutes.

### MATERIAL INFORMATION & SERVICES

TENURE: Freehold.

AREA DESIGNATION: Area of Outstanding Natural Beauty (AONB) & Conservation Area.

PROPERTY TYPE: Detached

PROPERTY CONSTRUCTION: Brick

NUMBER & TYPE OF ROOM/S: 3 bedrooms / 3 receptions / 2 shower/bathrooms - see attached floor plans.

PARKING: Multiple / off road / double garage

FLOOD RISK: Nil

TITLE NUMBER/S: K951920

LOCAL AUTHORITY: Swale Borough Council / TAX BAND: G

EPC RATING: C 70/81 - Certificate number - 2135-9022-7400-0011-7296 Full ratings & advisories/estimated costs are now online at the .gov web site:

<https://find-energy-certificate.digital.communities.gov.uk/>

PLANNING PERMISSION : Lapsed planning for a loft conversion for 2 bedrooms ref SW/12/1296

SERVICES

HEATING: Oil and calor gas bottles for cooking

SWIMMING POOL : Refurbished and new air source pump fitted

SEWAGE: Septic Tank

WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains.

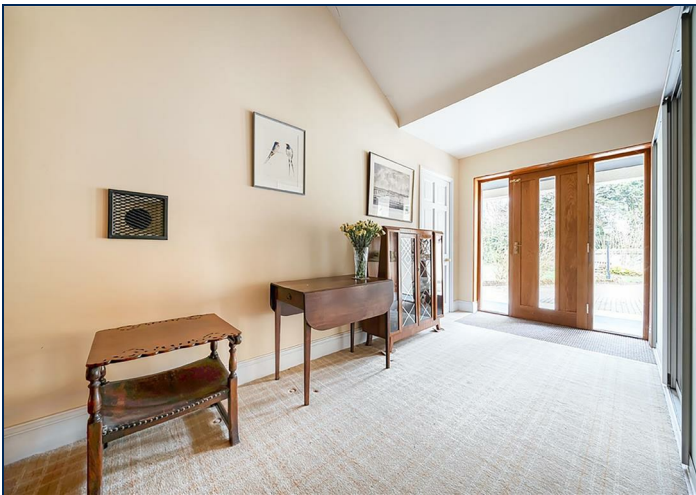
BROADBAND: Currently using V fast 108/60 mbps - see useful website links.

MOBILE COVERAGE: 4G - see useful website links.

### LAND & GARDENS

The whole site is 5.26 acres (\*TBV) with approx. 1 acre (\*TBV) around the house mainly laid to grass with a few mature trees to the perimeter and large patio areas to 3 sides with a newly refurbished heated outdoor pool (32 ft x 16ft ) to the rear. There is also a





separate pool house with kitchen and shower by the pool. The paddocks are to the rear of the property and are fenced and have 4 field shelters and an access gate to the road. 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 :** There is a public footpath by the front gate which runs along part of the perimeter of the property but not across the property.

#### 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)  
<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](mailto:sales@equusproperty.co.uk)  
 W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

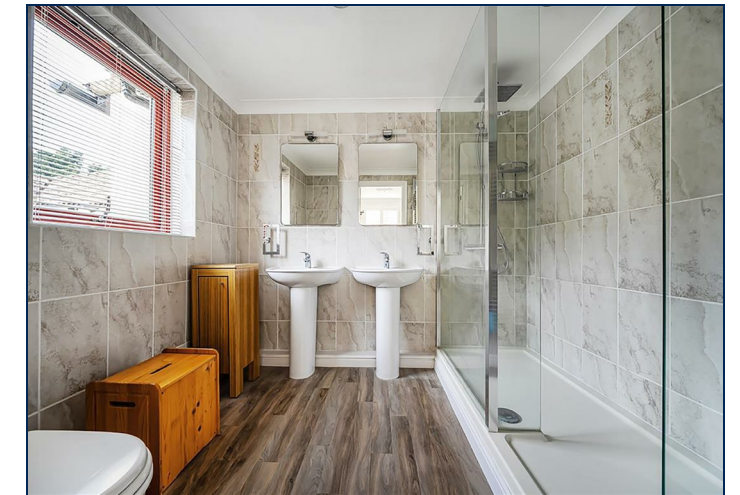
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By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.

#### DIRECTIONS

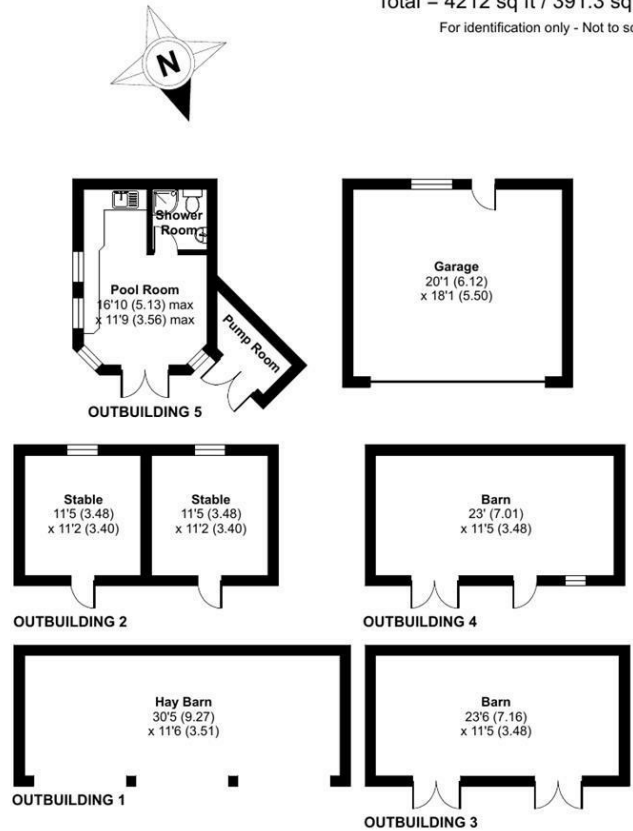
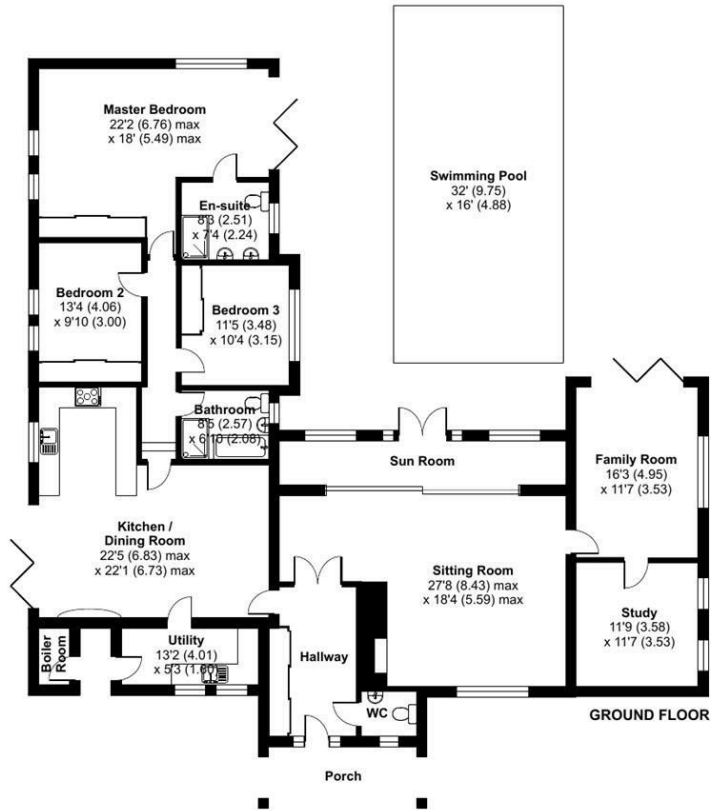
What 3 words foggy.riddle.brew - will take you straight to the drive of the property as sat nav is not very accurate.

**Guide price £1,195,000**





Main House = 2443 sq ft / 226.9 sq m (includes boiler room)  
Outbuildings and Stables = 1400 sq ft / 130.1 sq m  
Garage = 369 sq ft / 34.3 sq m  
Total = 4212 sq ft / 391.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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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		
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		

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