



# EQUUS

*Country & Equestrian*



**BROAD OAK LODGE**





## BROAD OAK LODGE, 10 Shalloak Road, Broad Oak , Canterbury, Kent CT2 0PS

This delightful spacious family 4 bedroom house has the benefit of a detached 2 bedroom self-contained annexe with outbuildings and stables and is set in 3.86 acres(\*TBV). Situated in the highly sought-after area of Broadoak, on the outskirts of the City of Canterbury with many of the rooms giving far reaching views across to Canterbury. To the rear, the garden has good views across the surrounding fields.

### MAIN HOUSE

The property is immaculately presented and has been cleverly extended to provide excellent family living space, with an emphasis on bright and airy accommodation. Many features throughout include solid cherry wood flooring, under floor heating, double glazing and an air-conditioned garden room. On the ground floor and in addition to the garden room, there is an excellent double reception room with bay window to the front and attractive fireplace, and to the rear dining area. study, a cloakroom / shower room and modern kitchen with granite worktops, a range cooker with extractor above. On the first floor, there are four bedrooms and a modern family bathroom.

### ANNEXE

The property also benefits from a detached two-bedroom self-contained annexe consisting of a sitting room / kitchen with French doors opening on to a paved area and access to the garden, ground floor bedroom and stairs to first floor bedroom with Velux windows.

### SITUATION & LOCATION

Broad Oak is found within 3 miles to the Cathedral city of Canterbury and is a lovely location with its own village hall, public house and convenience store. The City of Canterbury offers a wide variety of shops, bars, cafes and restaurants as well as numerous leisure, sporting and recreational

facilities including Scotland Hills golf club, the Marlowe Theatre and Kent County cricket ground to name just a few. There are a number of highly regarded schools to be found in both the public and private sectors as well as the University of Kent and Christ Church University. Canterbury also has two mainline railway stations with Canterbury West station offering a high-speed service to London St. Pancras in under an hour. There are country walks and riding out on bridleways which can be accessed nearby.

### OUTSIDE & GARDENS

The property is reached off Shalloak Road by a driveway, with a right of access for the neighbouring properties, leading to a large parking and turning area at front of the property for cars and trailers. The large impressive rear garden has a well-maintained lawn with a variety of evergreens, shrubs, fruit trees and mature trees, with a large children's play area, ornamental pond and large terraced seating area ideal for family summer dining. Additionally, there is a greenhouse and useful sheds within the gardens too.

### EQUESTRIAN & OUTBUILDINGS

The land of around 3.86 acres (\*TBV) is on opposite side of the driveway and can also be approached separately by an additional access gate off Shalloak Road. There are 4 enclosed paddocks with 3 adjoining stables and a large outbuilding divided into workshop/office space and carport area. There is ample space to add a riding arena (subject to planning permission) The paddocks are screened by mature trees and overlooks the city centre.

### LAND

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



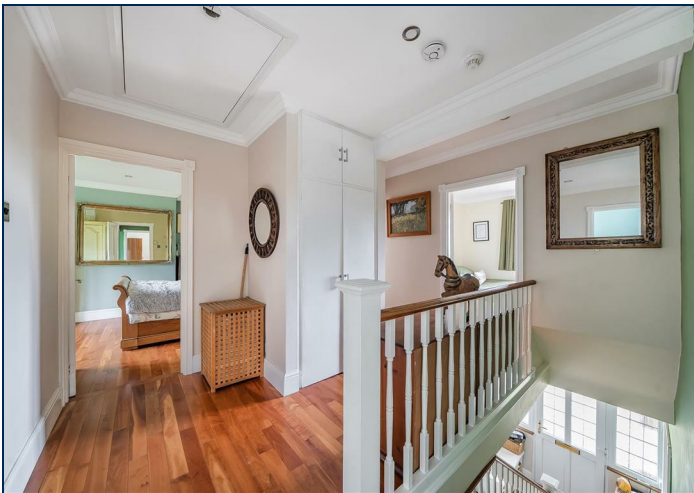
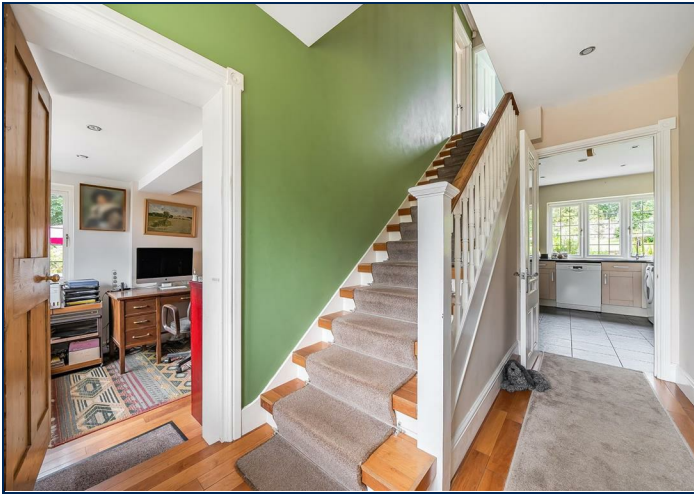


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sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. 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: Semi Detached - Detached Annexe

PROPERTY CONSTRUCTION: Brick built

NUMBER & TYPE OF ROOM/S: 6 bedrooms including annex (see floorplans)

PARKING: Multiple Areas

LOCAL AUTHORITY: CANTERBURY CITY COUNCIL

TITLE NUMBERS: K719147

TAX BAND : F

EPC RATING: E51 / C75 Certificate No - 3800-8443-0322-2005-3143

FLOOD RISK: Zone 1

WATER SUPPLY: Mains water

ELECTRICITY SUPPLY: Mains - House & Annexe

MAIN HOUSE HEATING: Oil central heating (installed outside around 2 years ago). Underfloor heating installed on 2 separate zones.

ANNEXE HEATING : Calor gas

MAIN HOUSE DRAINAGE: Mains

ANNEXE DRAINAGE : (Septic Tank) which feeds into mains drain

BROADBAND: (see mobile coverage networks)

#### **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-coverage](http://www.checker.ofcom.org.uk/en-gb/mobile-coverage)

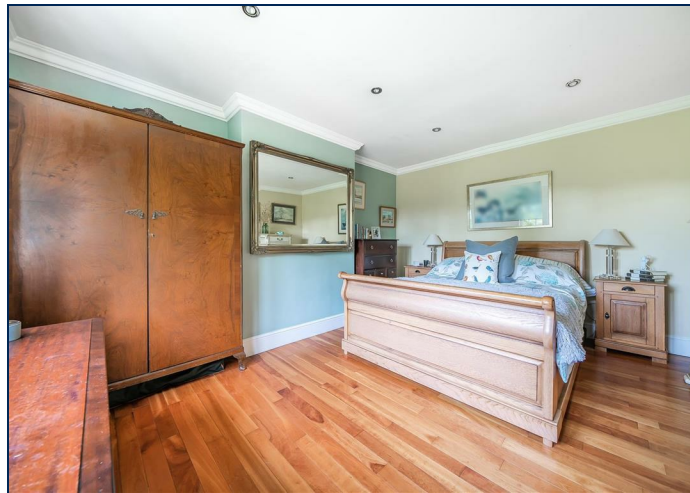
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

#### **VIEWING ARRANGEMENTS**

All Viewings are strictly by Appointment with 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 £885,000**

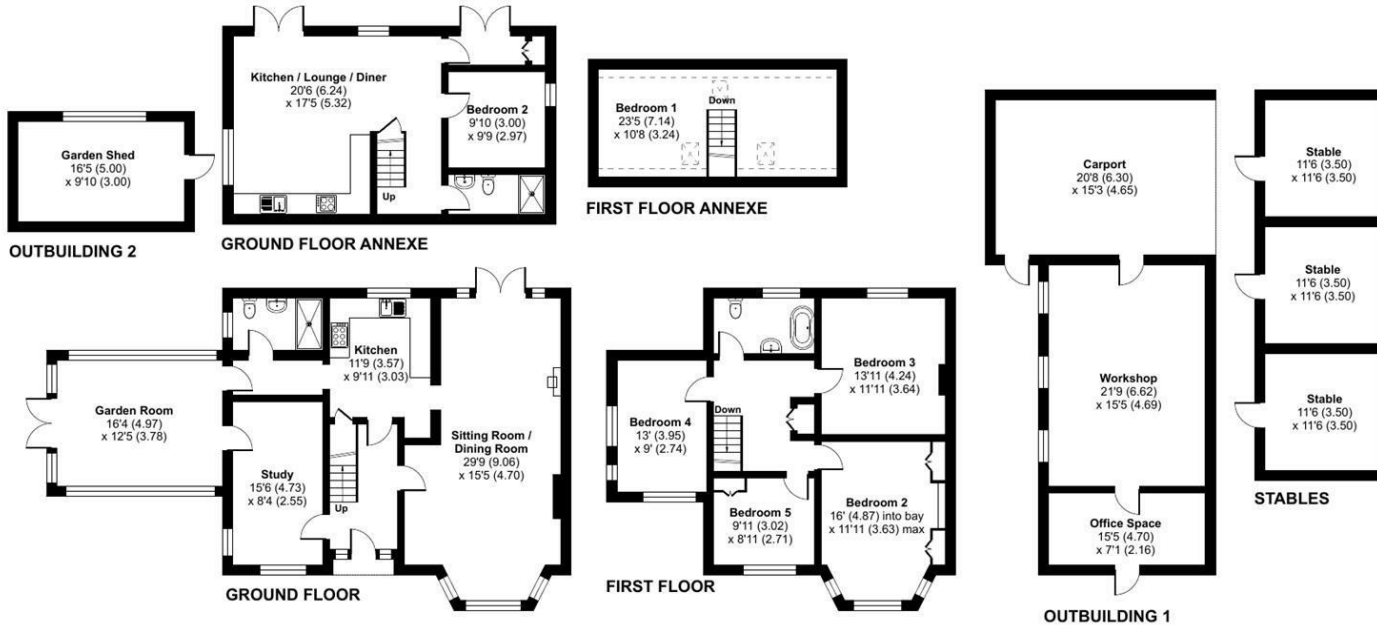






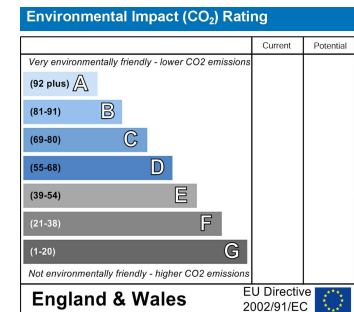
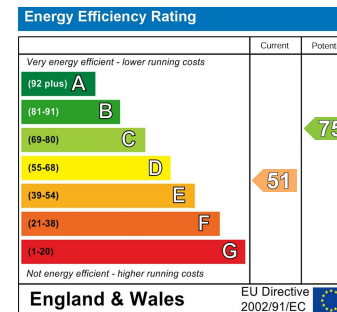
Denotes restricted  
head height

Main House = 1829 sq ft / 169.9 sq m  
Limited Use Area(s) = 36 sq ft / 3.3 sq m  
Annexe = 749 sq ft / 69.5 sq m  
Outbuildings = 1011 sq ft / 93.9 sq m (excludes carport)  
Total = 3625 sq ft / 336.6 sq m  
For identification only - Not to scale



Certified  
Property  
Measurer

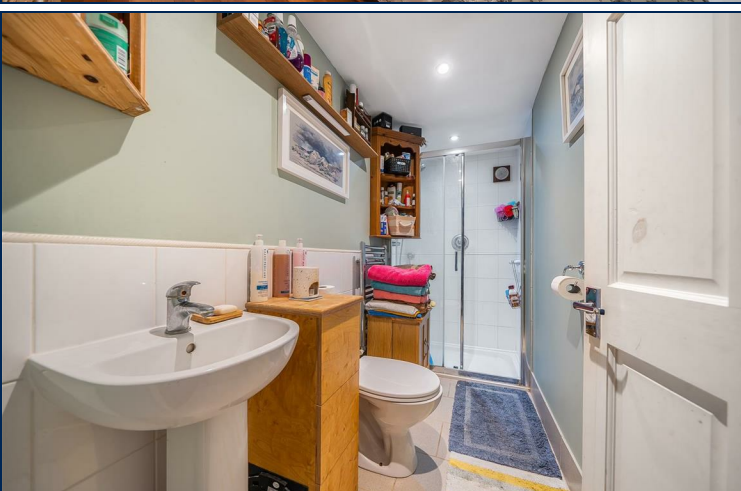
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Equus Property. REF: 1166893



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