



EQUUS

Country & Equestrian



BANNISTER HALL



BANNISTER HALL, Bannister Hill, Borden, Kent ME9 8HT

A chance to buy a piece of Kentish Heritage! A beautiful Grade 2 listed detached residence set in 2.04 acres (*TBV) comprising spacious mature grounds with orchard, vegetable garden and pastureland plus stabling located in the desirable historic village of Borden with direct access to picturesque walks and bridleways around the surrounding countryside. This imposing family home of just under 3000 sqft was formerly a Medieval Hall House (circa 1490) and offers elegant period features enhanced by modern fixtures and fittings.

Accommodation - refer to the floor plans for sizes and configuration – The stunning interior reflects the historic origins of the property heavily beamed in most rooms with two inglenook fireplaces and generally with good head height throughout. A spacious central hall forms the heart of the downstairs accommodation with large feature fireplace and impressive oak entrance door. There are two further reception rooms and a spacious kitchen and breakfast room fitted with limed oak units plus an Aga and walk in pantry providing a good sized family entertaining area with further utility room/cloakroom/WC.

Two staircases lead to the first floor accommodation which includes 4 bedrooms (one en-suite) and a family bathroom.

The property is approached from a lane in the centre of the village via a shingled private drive which leads to a single garage, a large double garage / workshop and a summerhouse. A grassed track leads to the orchard and vegetable garden with greenhouse and garden shed and to the pastureland with stable block comprising 2 loose boxes, tack room and store.eip.

LOCATION & AREA AWARENESS

Borden Village is an historic village with the church, dating as far back as 1173 as it's centrepiece The village offers a primary school, popular public house, playing fields and is surrounded by wonderful open countryside.

There are cricket and football clubs that play on the playing fields in the village. Rugby, cricket and hockey at Gore Court, golf at Sittingbourne and Milton Regis Golf Club, local sailing clubs at Kingsferry and Lower Halstow as well as marinas at Queenborough, Gillingham and Chatham.

There is a good range of schools in the area, with a highly regarded Church of England Primary School in the village and Tunstall Primary School close by. Sittingbourne has both boys' and girls' grammar schools as well as a choice of

secondary schools. Independent schools include The King's School in Rochester, 17.5 miles, and Sutton Valence School, 11.3 miles, together with Kings School, St Edmunds and Kent College in Canterbury, 23 miles.

Sittingbourne town centre is about 2.5 miles away and offers secondary schools, mainline railway station with excellent connections to London as well as a range of shopping, leisure and recreational amenities, including swimming pool and various golf courses.

Also nearby is the charming market town of Faversham offering a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants.

Transport communications are good with the M2 (Junction 5) approximately three miles away. Sittingbourne station provides services to London Victoria, St Pancras, Cannon Street and London Bridge Stations in around an hour. Ebbsfleet International station is just 23.1 miles via the M2/A2, with services to London taking just 18 minutes and direct trains through the Channel Tunnel to Europe.

SERVICES

HEATING: Gas mains / SEWAGE: Mains / WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains

BROADBAND: Standard 8 Mbps 0.9 Mbps Good / Superfast 80 Mbps 20 Mbps Good / Ultrafast 1800 Mbps 220 Mbps Good - see useful website links.

MOBILE COVERAGE: OFCOM says - Indoor all networks Limited / Outdoor - EE Likely / Three Likely / O2 Likely / Vodafone Likely -see useful website links.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold

PROPERTY TYPE: Detached Grade II listed

PROPERTY CONSTRUCTION: Mainly timber framed but with brick external walls on the lower floor.

NUMBER & TYPE OF ROOM/S: 4 bedrooms / 3 reception rooms / 1 ensuite shower, WC etc & 1 family bathroom / see attached floor plans.

PARKING: Off road / multiple

LOCAL AUTHORITY: Swale / TAX BAND: G

EPC RATING: N/A as the property is a Grade listed building







LAND & GROUNDS

The whole site including drive and garden and outbuildings is 2.04 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 Plan.

HELPFUL WEBSITE LINKS

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>

DISCLAIMERS

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Equus International Property Ltd in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Equus International Property Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Equus International Property Ltd.

2. Material Information: Please note that the material information is provided to Equus International Property Ltd by third parties and is provided here as a guide only. While Equus International Property Ltd has taken steps to verify this information, we advise you to confirm the details of any such material information

prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical.

3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

6. VAT: If applicable, the VAT position relating to the property may change without notice.

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

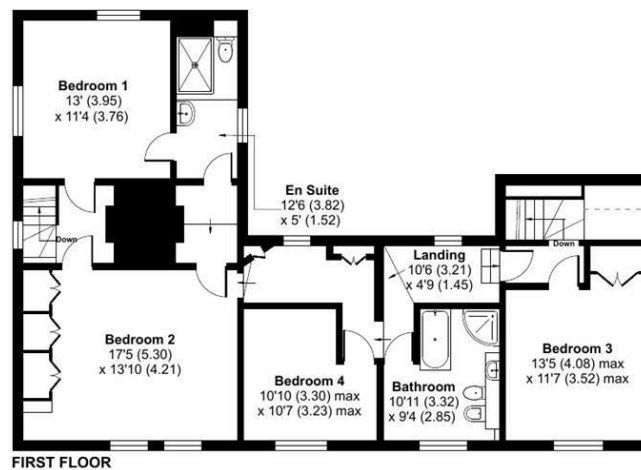
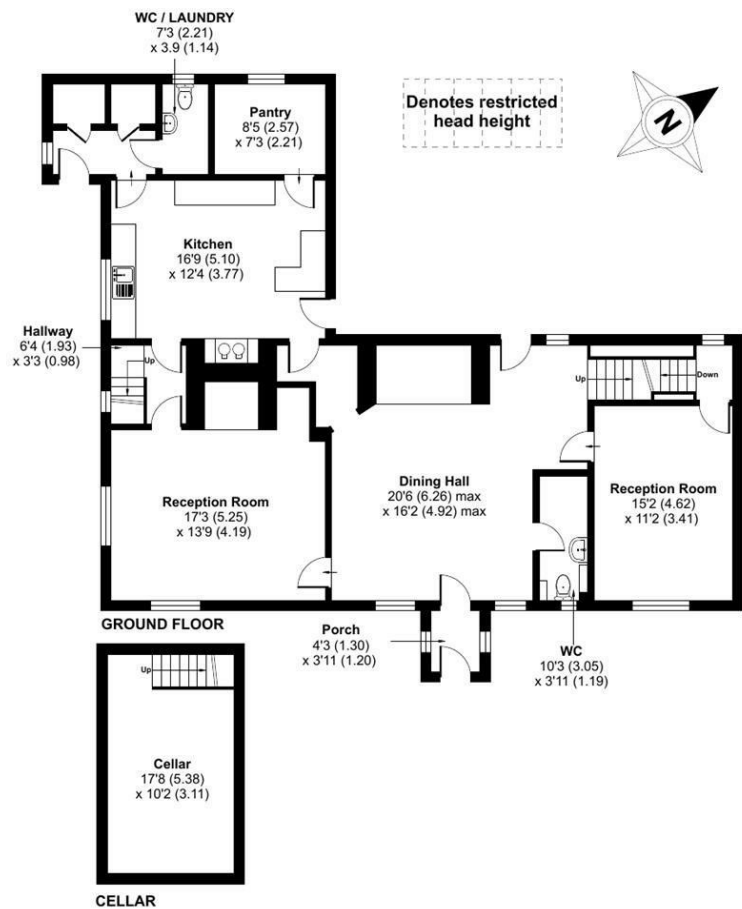
W: www.equusproperty.co.uk

DISCLAIMER: All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property.

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.



Guide price £1,200,000



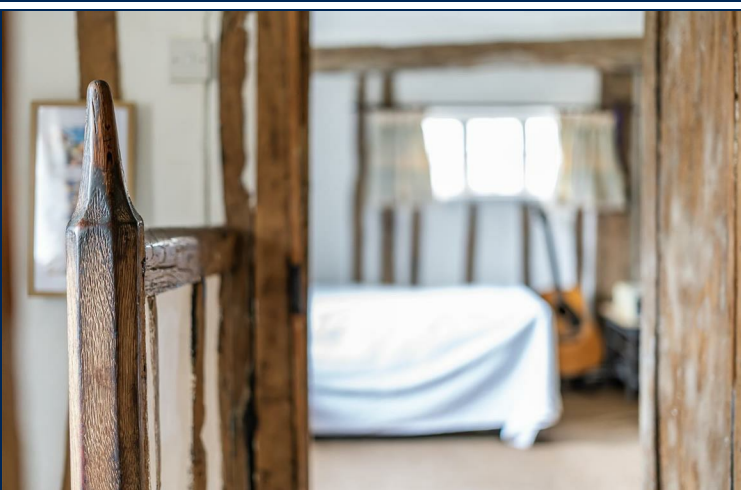
Approximate Area = 2762 sq ft / 256.5 sq m
 Limited Use Area(s) = 11 sq ft / 1 sq m
 Garage = 341 sq ft / 31.6 sq m
 Outbuildings = 741 sq ft / 68.8 sq m
 Total = 3855 sq ft / 357.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Equus Property, REF: 1261443

PROPERTYMISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained. We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



www.equusproperty.co.uk

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



www.equusproperty.co.uk

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



A member of

