



# EQUUS

*Country & Equestrian*



PEAR TREE COURT





## PEAR TREE COURT, Woolage Green Road, Woolage Green Canterbury, Kent CT4 6SG

Situated in 3.85 acres (TBV\*) this impressive beautifully presented detached 4 bedroom house is appointed to a high specification with further DETACHED ANNEX (total accompaniment spanning an expansive 3500 sq. ft) with triple garage block, outbuildings and excellent EQUESTRIAN COMPLEX extending to around 2400 sq. ft.

The property is located on the fringes of a desirable rural hamlet of Woolage Green, near Canterbury enjoying wonderful views over farmland and open countryside. Approached from a country lane via in and out formal electric gates into a very spacious parking/ turning areas with further undercover horse box storage for a 3.5 tonne horsebox.

The well equipped & organised Equine Complex of buildings extends to around 2400 sq. ft and comprises: Detached Main stable block 3 loose boxes (soft track flooring), feed/rug room, tack room, wash room, adjoining hay barn, tool store and garden store/workshop plus fully concreted yard area. 40m x 25m post railed Outdoor riding arena (sand & fibre surface), two all-weather gated yard areas with mobile stables and a range of post and railed paddocks allowing for year round grazing.

In brief this exceptionally presented property has been generously extended to the rear & offers well-proportioned accommodation with oak flooring downstairs, galleried landing and large inglenook fireplace dividing the main reception rooms. Main House: open fronted porch, reception hall, sitting room, snug, study, cloakroom, spacious luxury modern kitchen/family room with underfloor heating, bespoke breakfast island, inset induction hob and extractor and integrated appliances. The adjoining Family Room features Scandinavian triple glazed doors giving expansive views to the rear terrace and gardens. Linked from the kitchen is utility room, and boot room. First Floor; spacious landing 4 bedrooms (master en suite) and family bathroom. The detached Annexe is currently configured as an office with bathroom.eip.

### SITUATION & LOCATION

The property is situated on the fringes of a desirable rural hamlet of Woolage Green around 15 minutes' drive from the City of Canterbury. There is a wealth of walks and cycle routes in the vicinity and only a short distance away is the popular North Downs Way. Other larger villages nearby such as Shepherdswell and Aylesham, offer extensive services including food stores, Post Offices and Doctor Surgeries, Primary School, together with a main line railway station with access to London stations. Excellent road access to the A2/M20. The nearby Cathedral City of Canterbury offers a wide range of shops, independent/state and grammar schools,

with a number of local independent schools running minibus services to and from Woolage Green also with sporting venues, theatres, cinemas and high-speed rail service to London St. Pancras. To the south the Coastal Port of Dover gives access to the continent and nearby Channel Tunnel at Folkestone. For off road hacking there are many bridleways in the locality as well as nearby Denne Hill Cross Country Course and Ride a short hack away and Breach Barn event centre in Elham easily accessible to drive too.

### LAND & GROUNDS

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 WEBSITES 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](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>

### MATERIAL INFORMATION

MATERIAL INFORMATION – MAIN HOUSE

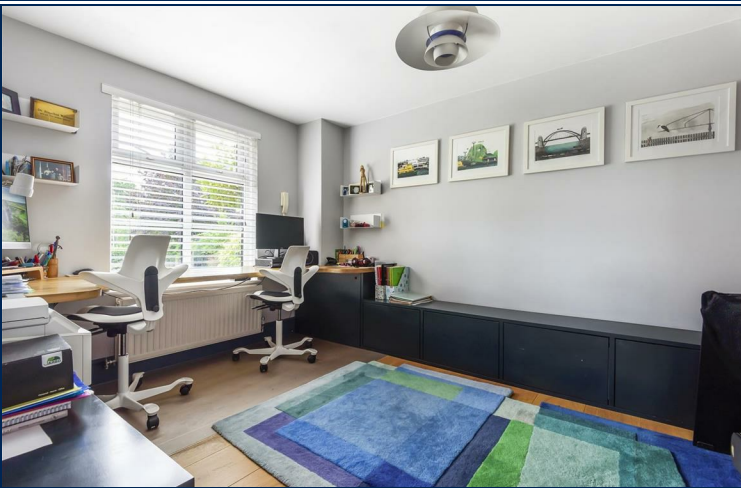
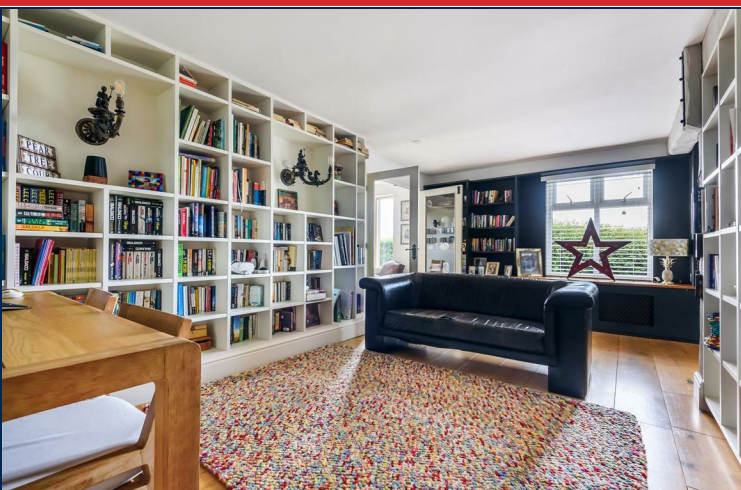
TENURE: Freehold

PROPERTY TYPE: Detached





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PROPERTY CONSTRUCTION: Potton House Timber Framed and Brick  
 NUMBER & TYPE OF ROOM/S: see attached floor plans.  
 PARKING: Multiple Off Road/Private for cars & trailers  
 FLOOD RISK: Zone 1  
 TITLE NUMBER/S FOR THE WHOLE: K663938 – 3.85 acres (\*TBV)  
 LOCAL AUTHORITY: Canterbury City Council/TAX BAND: G  
 EPC RATING: Certificate No : - 0380-2881-8210-2722-7075 Full ratings & advisories/estimated costs online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>

#### MATERIAL INFORMATION - ANNEX/OFFICE

PROPERTY TYPE: Detached  
 PROPERTY CONSTRUCTION: Brick  
 NUMBER & TYPE OF ROOM/S: see attached floor plans.

#### SERVICES

HEATING: Mains Gas/SEWAGE: Mains Drainage/WATER SUPPLY: Mains/ELECTRICITY SUPPLY: Mains  
 OFCOM - Mobile & Broadband  
 BROADBAND : Superfast Fibre Broadband Download up to 1600 Mbps / Upload 115 Mbps – also see useful website links.  
 MOBILE COVERAGE  
 Indoor & Outdoor - EE Likely/ Vodafone Likely / O2 Likely/ Three Likely- also see useful website links.

#### SERVICES - ANNEX & OUTBUILDING/S :

ELECTRICITY & WATER SUPPLY: Mains from the house to the stables and annex  
 ANNEXE/OFFICE  
 HEATING : Electric Storage Heaters / BROADBAND : Linked to the house

#### 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

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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](mailto:sales@equusproperty.co.uk)

W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

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**Guide price £1,450,000**

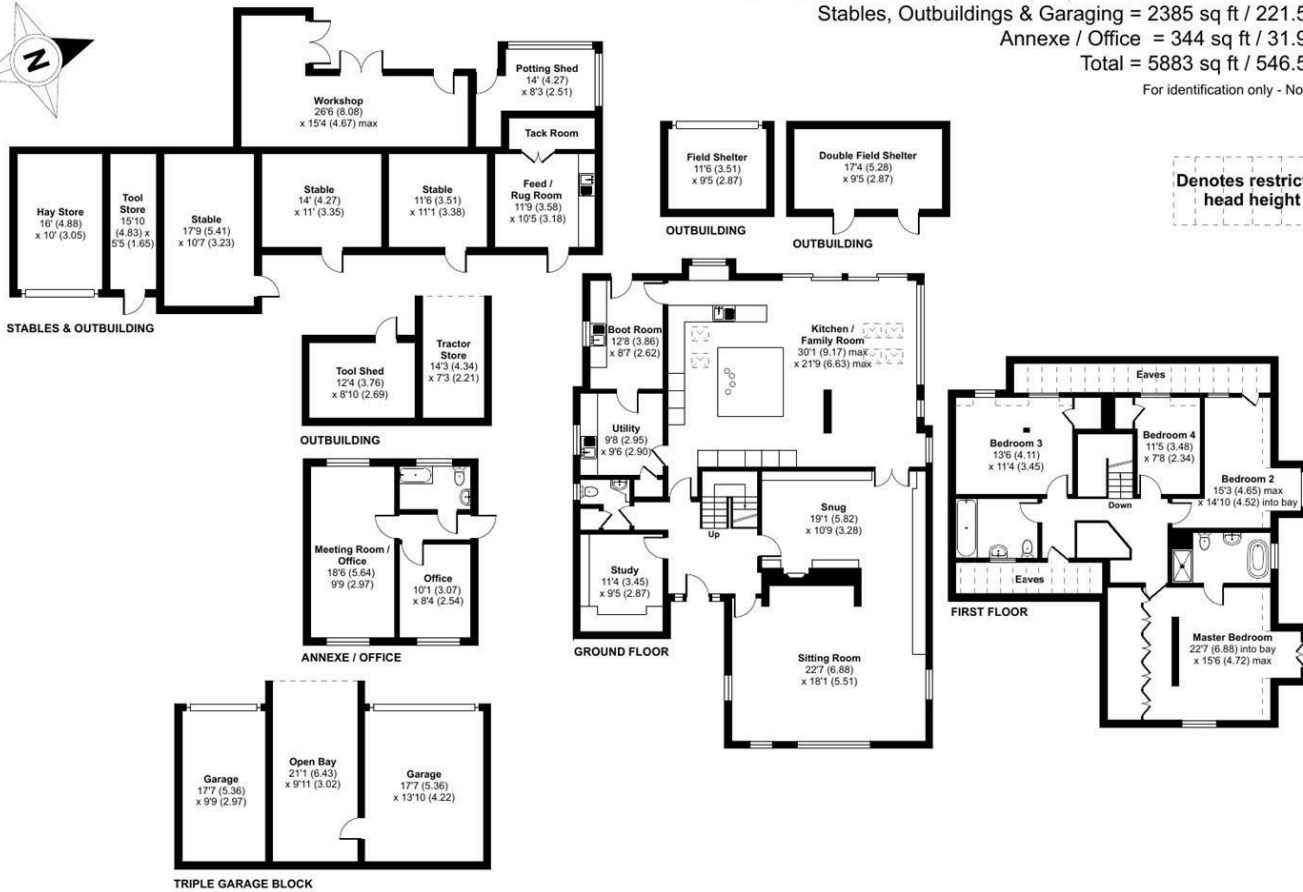






Main House = 3154 sq ft / 293 sq m (includes restricted head height)  
Stables, Outbuildings & Garaging = 2385 sq ft / 221.5 sq m  
Annexe / Office = 344 sq ft / 31.9 sq m  
Total = 5883 sq ft / 546.5 sq m  
For identification only - Not to scale

Denotes restricted  
head height



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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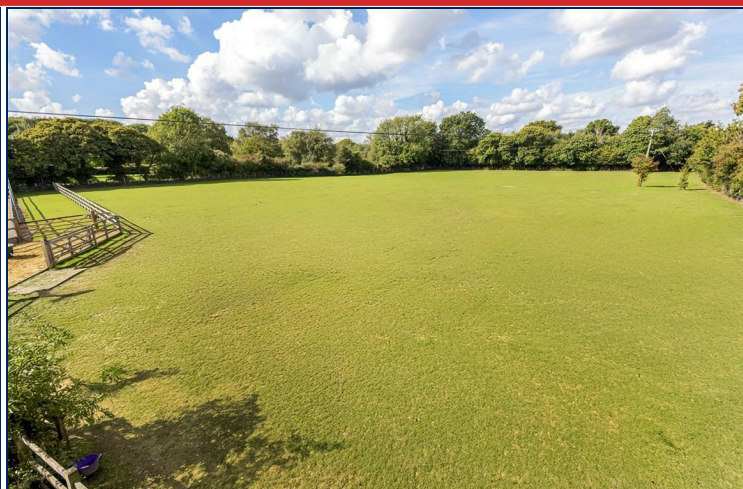
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