



EQUUS

Country & Equestrian



THE FRANKLIN



THE FRANKLIN, Pilgrims Cottages Roman Road, West Studdal ,Nr Sandwich, Kent CT15 5FJ

EQUESTRIAN & COUNTRY -A wonderful opportunity to purchase an immaculately presented 3 bedroom attached property set in 10.85 acres (*TBV) with excellent equestrian facilities, located in a delightful countryside position within the charming rural area of West Studdal, near Sandwich.

The detached stable yard is block built and set around an enclosed paved yard with a 5 bar gate and is very well presented comprising of: 8 stables with a tack room, feed room and to the rear of the stables a small implement store. A separate detached Nissan Barn (30' 8 x 12' 11') is used for hay storage and there is a further Small Barn/Store on the edge of the garden area..

Adjacent to the stable yard is a professionally installed (40m x 20m) outdoor riding arena with (sand / fibre surface). There are ample hard standing parking areas to the side of the stables for horse boxes/trailers and other vehicles.

The extensive pastureland comprises of 10 paddocks flanking both sides of the entrance drive to the property. These are fenced to the boundaries with equestrian stock fencing and part electric which is connected to the mains power. There are some inter-connecting gates between the paddocks with automatic waterers. For Hacking out a number of bridleways can be reached nearby from country lanes and there are various cycle routes and countryside walks in the locality.

The cottage is semi-detached and part of a small enclave of similar cottages. The well presented single storey accommodation is light and spacious with open plan, modern Kitchen/Sitting Room and Dining Room, leading to 3 generous bedrooms, 2 bathroom/shower room. Outside there is a small garden area to the side with parking for one car, and a private paved patio area enclosed by mature hedging with access from the cottage via patio doors. To the front there is an area of lawn with plum tree and flower borders. A large separate grass area includes the base of a former greenhouse, along with further parking area.

SITUATION & LOCATION

The property is situated on the edge of the small rural hamlet of West Studdal in unspoilt countryside, yet benefits from a wide range of cultural, leisure and shopping facilities provided in the nearby towns of Sandwich, Deal and Dover with the Cathedral city of Canterbury also easily accessible. For schooling there are a range of good educational facilities in both the private and state sectors. The property is

well placed for access to the continent via the Port of Dover, the Eurotunnel Terminal at Folkestone and Ashford International station. The High-Speed Link from Dover Priory station to London St Pancras takes 64 minutes. The A2 provides access to the M2 connecting to the M25 motorway network. There is hacking nearby on countryside roads and bridle paths. There is access to hacking nearby on country lanes and bridleways. Equestrian Centres within driving distance are Denne Hill, Cross country. Breach Barn and Saddlesdene for showjumping and dressage events.

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.

MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Attached Cottage

PROPERTY CONSTRUCTION: Timber & Block Built with insulation

NUMBER & TYPE OF ROOM/S: see floor plans.

PARKING: Parking area by the house & by the stables. There is a shared entrance drive between the paddocks to the property.

FLOOD RISK: Zone 1

TITLE NUMBER/S: TT60298 – Cottage TT60299 – Land and Stables - Agents Note : There is a covenant on the paddocks regarding residential development (ask for details)

LOCAL AUTHORITY: Dover District Council

TAX BAND: C

EPC RATING: Full ratings & advisories/estimated costs are now online at the .gov web site:

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





SREVICES & OUTGOINGS

THE COTTAGE

HEATING: Hot Water & Central Heating supplied by a Biomass Boiler at Pilgrims House

SEWAGE: Cesspit drainage shared with other properties

WATER SUPPLY: Mains water from Pilgrims House with sub meter

ELECTRICITY SUPPLY: Mains Supply

OFCOM - Mobile & Broadband

BROADBAND – Currentlu no internet connected - vendor uses an 02 Dongle. (see useful website links.

MOBILE COVERAGE :

Indoor/Outdoor – 02 Mobile - also see useful website links.

SERVICES - OUTBUILDINGS / STABLES :

WATER SUPPLY: Mains Water from Pilgrims House with submeter

ELECTRICITY SUPPLY: Mains

PROPERTY TYPE: Detached L Shape Stables ,Barns etc

PROPERTY CONSTRUCTION: Block & Timber stables on a concrete base

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>

DISCLAIMERS

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

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.

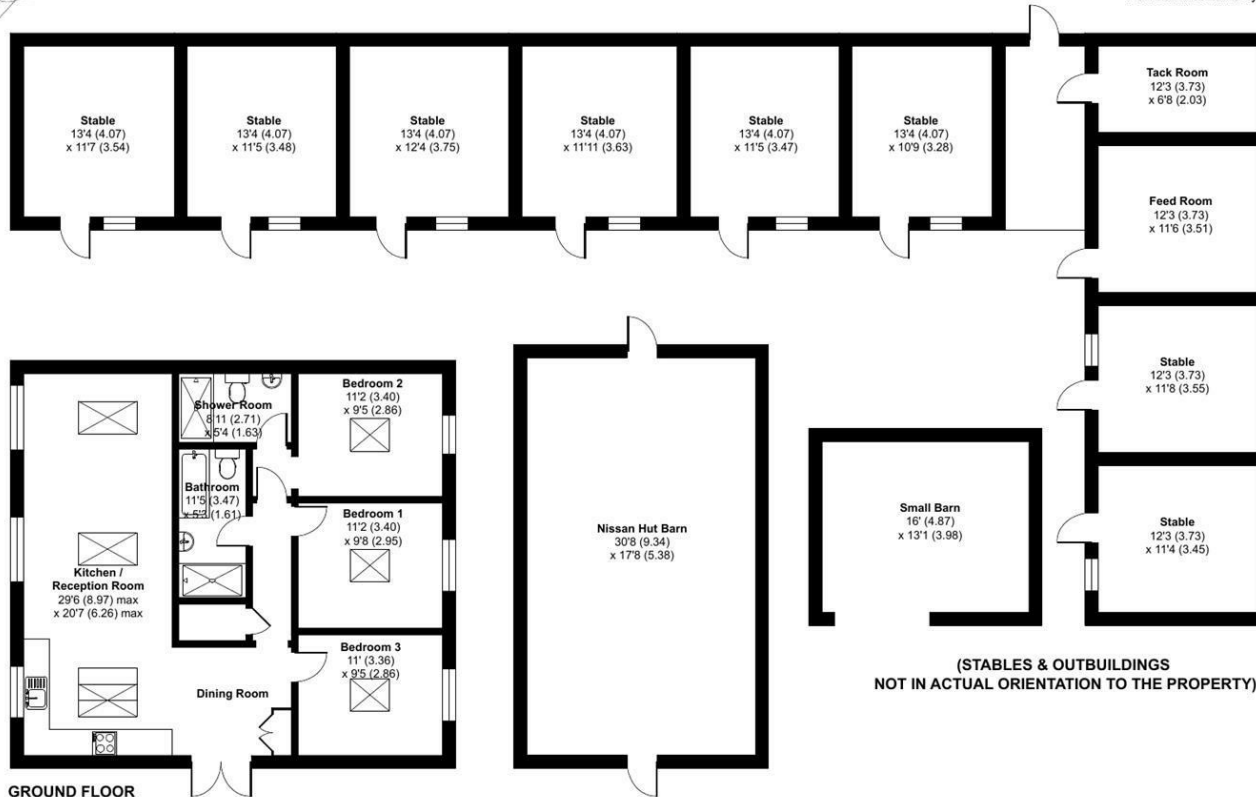
By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched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

Guide price £780,000

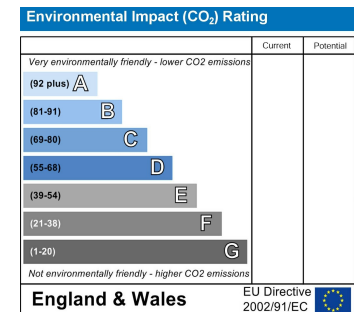
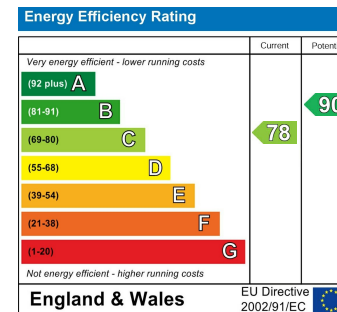




Main House = 953 sq ft / 88.5 sq m
Outbuildings & Stables = 2172 sq ft / 201.8 sq m
Total = 3125 sq ft / 290.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Equus Property, REF: 1302883



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



A member of



PrimeLocation.com

UKLAND and
FARMS.co.uk

