



EQUUS

Country & Equestrian



THE LODGE



THE LODGE, Derbies Court ,Stalisfield Road, Stalisfield ,Faversham, Kent ME13 0HW

EQUESTRIAN & COUNTRY - Nestled in the tranquil Kent Downs countryside (AONB) in 3 acres (*TBV) with stabling and outbuildings, a charming detached single storey barn conversion within a small farmstead of similarly converted properties.

Current equestrian facilities include: three 12ft x 12ft loose boxes, 24 ft x 12ft foaling box, hay storage (CCTV & Wi-Fi Fitted). The adjoining land is divided into 4 paddocks with equi fencing (part electric) and a vehicular track leads to separate gated access onto the lane. There is room within the plot to add a Riding Arena (subj. to perm.) To the front the property is approached from a formal brick pillared entrance onto a shared driveway with ample parking areas by the house and the drive and adjacent single garage with first floor mezzanine.

This stunning Barn is of mixed brick, flint and weather boarded elevations and boasts a glorious vaulted, beamed interior enhanced by all the facets of modern family living. Mainly open plan in layout, there is a modern kitchen with breakfast bar plus integral appliances, opening into a sitting room/dining room with woodburning stove with oak doors and heated zone oak flooring plus 3 double bedrooms and 2 bathrooms.

Outside to the front there is a lawned garden and parking areas, with side access leading to a large rear terrace and further large area of lawn with pedestrian gate to the stables and paddocks. The whole presents a great opportunity to enjoy a rural lifestyle, yet not be isolated, with miles of surrounding bridleways and country walks to enjoy as well as good access to shopping and amenities provided at the town of Faversham and the Cathedral City of Canterbury.

SITUATION & LOCATION

The property is situated on a rural quiet country lane in the delightful Hamlet of Stalisfield within the Area of Outstanding Natural Beauty. It is located on top of the North Downs so benefits from far reaching views across farmland. There are superb walks and cycling routes as well as the fabulous circular hacks on quiet country lanes.

There is public house in the village, 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 along with a primary school and an excellent 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.

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.

AGENTS NOTE : A Footpath (NO ZR449) passes behind the area of the gardens of The Lodge & the adjoining property and then runs along the northern boundary of the land.

MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Detached

PROPERTY CONSTRUCTION: Flint, Brick & Timber

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

PARKING: 2 Car parking at the front of the property and to the side for several vehicles - shared driveway with agreed access

FLOOD RISK: Zone 1 - Low Risk

TITLE NUMBER/S: TR1

LOCAL AUTHORITY: Swale District Council

TAX BAND: E

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





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

Agents note : There is a Jacuzzi fitted on the terrace which is available by separate negotiation

SERVICES & OUTGOINGS

HEATING: Oil Fired boiler and electric with under floor heating throughout with zones for individual rooms.

SEWAGE: Klargester Treatment Plant Drainage

WATER SUPPLY: Mains

ELECTRICITY SUPPLY: Electricity

OFFCOM - Mobile & Broadband

BROADBAND

Download Sky - Full Fibre 1 gb- also see useful website links.

MOBILE COVERAGE

Indoor - EE / Vodafone / O2 / Three - also see useful website links.

Outdoor - EE / Vodafone / O2 / Three - also see useful website links.

STABLES & OUTBUILDINGS

ELECTRIC - supplied by the house and to the paddocks with CCTV with inter rated spot lights via WI Fi.

WATER - supplied from the house

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>

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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

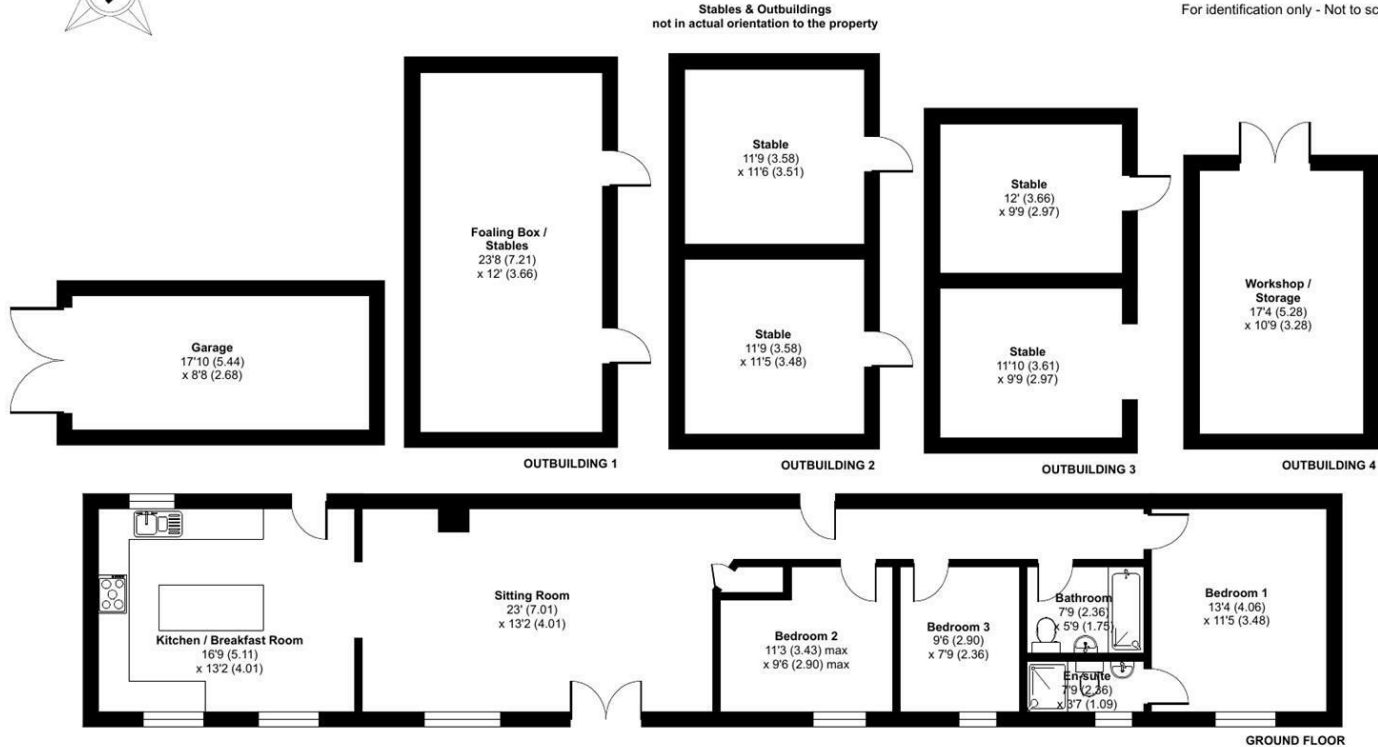
W: www.equusproperty.co.uk

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Guide price £765,000

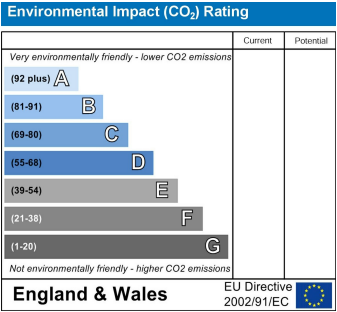
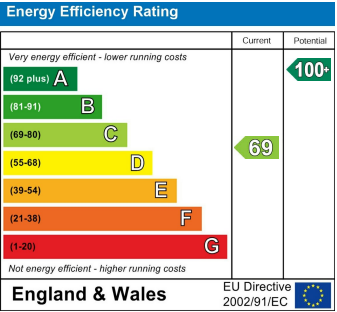




House = 1075 sq ft / 99.8 sq m
Garage = 172 sq ft / 15.9 sq m
Outbuilding & Stables = 1003 sq ft / 93.1 sq m
Total = 2250 sq ft / 209 sq m
For identification only - Not to scale

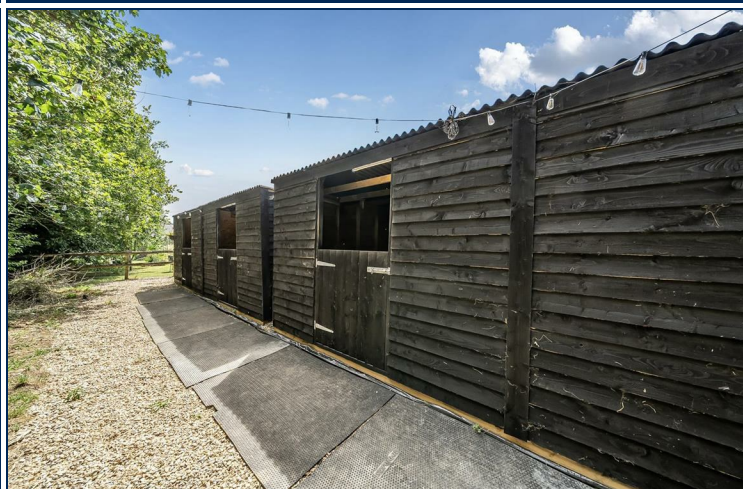


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Equus Property. REF: 1325936



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