



EQUUS

Country & Equestrian



OLD DOWNS



OLD DOWNS, Black Robin Lane ,Kingston, , Canterbury, Kent, CT4 6HR

COUNTRY & EQUINE A splendid detached 4 bedroom property of 'Arts and Crafts style' (unlisted) set in 2 acres (*TBV) in a rural location on the fringes of a sought after village nestled on the edge of the North Downs in an elevated setting commanding far reaching country views to the rear.

Originally dating from the 1920's with later additions it offers comprehensive accommodation with many period features, a large kitchen/breakfast room with adjoining family room, spacious living room including grand inglenook fireplace, utility room, downstairs cloakroom with 4 bedrooms upstairs, family bathroom and shower/bath room. A long private drive leads up to the house with a detached garage stables and generous parking area suitable for several vehicles and horse transport.

The current equestrian facilities and outbuildings on hard standing comprise: Stable yard with 2 loose boxes and a foaling box with 4 post and rail adjoining paddocks. Nearby hacking is excellent on bridleways and woodland rides. Denne Hill X Country Course is within 10 minutes drive. For commuting links the A2/M2 is easily accessible as is Canterbury City centre with fast rail links to London.

SITUATION & LOCATION

The property is on the outskirts of Kingston which is a small village situated around 5 miles from the City of Canterbury, on the edge of the North Downs. The village is surrounded by some magnificent countryside including open farmland, woodland in a designated Area of Outstanding Natural Beauty. A regular bus route runs from Dover to Canterbury. The City of Canterbury is easily accessed by the adjacent A2 and offers an excellent range of Schools, Independent and State. With a superb shopping and recreational facilities in the town and surrounding area. Two main line stations and high-speed service to London St Pancras in around 60 minutes.

GARDENS & OUTSIDE

The property is approached via two five bar gates onto a long tarmac driveway providing parking for a number of cars, trailers/horsebox. A single DETACHED GARAGE is located by the side of the house. A stone path leads towards the house through a well stocked garden with selection of shrubs, trees and lawn area. The rear garden is mainly laid to lawn with a number of mature trees, orchard with productive fruit trees and planted beds. An attractive Yorkstone patio is located to one side of the house with a covered veranda, enclosed by feature brick arches, extending across the rear of the house.

MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Detached
PROPERTY CONSTRUCTION: Brick
NUMBER & TYPE OF ROOM/S: see attached floor plans.
PARKING: Private Drive and parking for vehicles and horsebox
FLOOD RISK: Zone 1
TITLE NUMBER/S: K214257 /K433743
LOCAL AUTHORITY: Canterbury City Council
TAX BAND: F
EPC RATING: C 70/ 93 Ref number 0340-2602-0270-2507-7461 Full ratings & advisories/estimated costs are now online at the .gov web site:
<https://find-energy-certificate.digital.communities.gov.uk/>

SERVICE & OUTGOINGS

HEATING: Mains Gas Central Heating
SEWAGE: Mains Drainage
WATER SUPPLY: Mains Water & Hot Water Pressure Tank
ELECTRICITY SUPPLY: Mains Supply
OFFCOM - Mobile & Broadband
BROADBAND
Download 80 MBS -Fibre- 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.

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

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



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VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent - Celia Ransley

Equus Country & Equestrian, South East/South West

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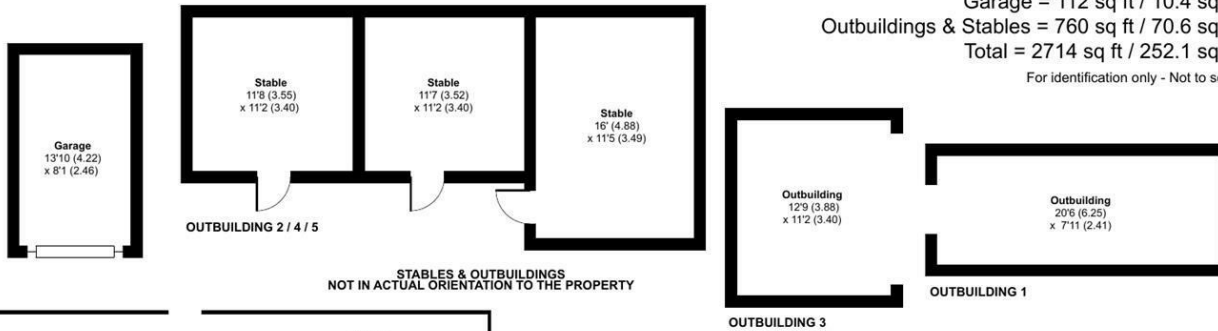
W: www.equusproperty.co.uk

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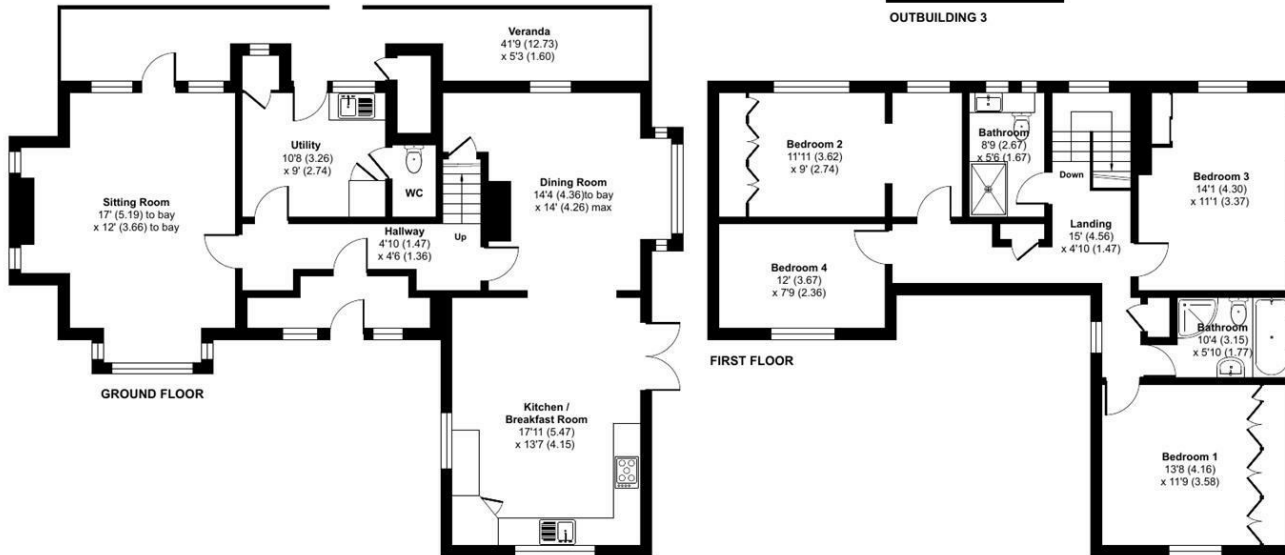
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Guide price £875,000





Main House = 1842 sq ft / 171.1 sq m
Garage = 112 sq ft / 10.4 sq m
Outbuildings & Stables = 760 sq ft / 70.6 sq m
Total = 2714 sq ft / 252.1 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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