



EQUUS

Country & Equestrian



WINDMILL COTTAGE



WINDMILL COTTAGE, Dover Road, Barham , Canterbury, Kent CT4 6HH

A substantial detached 5 bedroom family home of bespoke farmhouse design (accom. 3665 sq. ft.) situated in 3.8 acres (*TBV) of grounds/paddocks with stabling along with a detached double garage with first floor open plan studio (kitchen, bedroom and shower room). A further detached character historic building, known as Barham Black Mill (a former windmill) origins 1834, has also been converted into separate accommodation set on two floors with kitchen/reception room, bedroom and shower room.

The main residence features oversized doors throughout. On the ground floor, a generous entrance porch with grand entrance hall leads to the spacious modern kitchen/breakfast room with granite worktops and numerous fitted cupboards, adjoining utility room, wet room, dining room, sitting room with working fireplace, garden room extension with hot tub, downstairs cloakroom and 5th bedroom/study.

A central staircase divides into two wings leading up to the first floor which has an impressive oak galleried landing leading to a large principal bedroom with en-suite bathroom, plus 3 further double bedrooms (one en-suite) and a generous modern bathroom.

Outside a sweeping formal driveway with automatic gates leads into the property to various parking areas for numerous vehicles, horse boxes and trailers and to the adjoining pastureland.

The whole offers an ideal opportunity for those seeking extended family living in a stunning rural location situated along an unadopted lane leading to a bridleway with panoramic views over the North Downs countryside in an Area of Outstanding Natural Beauty. The adjoining pastureland is divided into 4 paddocks including 2 field shelters and there is ample space and scope to add a riding arena within the grounds (subject to planning).

SITUATION & LOCATION

The property is situated in a hidden away location down an unadopted road leading to a bridle way with excellent direct hacking and walking opportunities and enjoys elevated panoramic views over surrounding farmland within the landscape of the North Downs Countryside. The pretty village of Barham is nearby and the Cathedral City of Canterbury, with extensive shopping, amenities, leisure options and excellent

schooling options in the independent and state sectors is around 5 miles accessed by the A2. . There are two main line railway stations in easy distance one of which offers the high-speed service to London St Pancras in around 60 minutes and regular nearby bus route running from Dover to Canterbury.

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
<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 & SERVICES

TENURE: Freehold

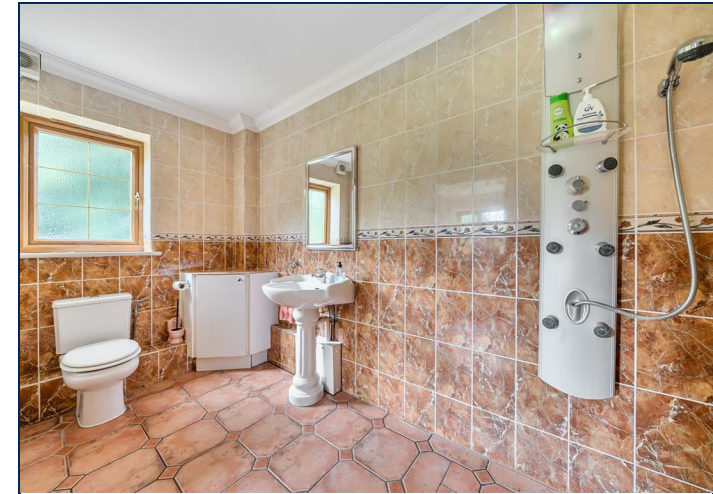
PROPERTY TYPE: Detached

PROPERTY CONSTRUCTION: Brick

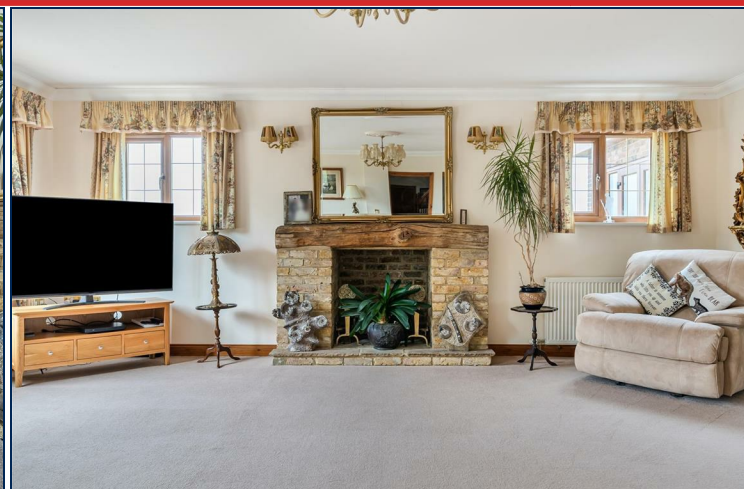
NUMBER & TYPE OF ROOM/S: see attached floor plans.

PARKING: Multiple parking areas by the house, garage and annex

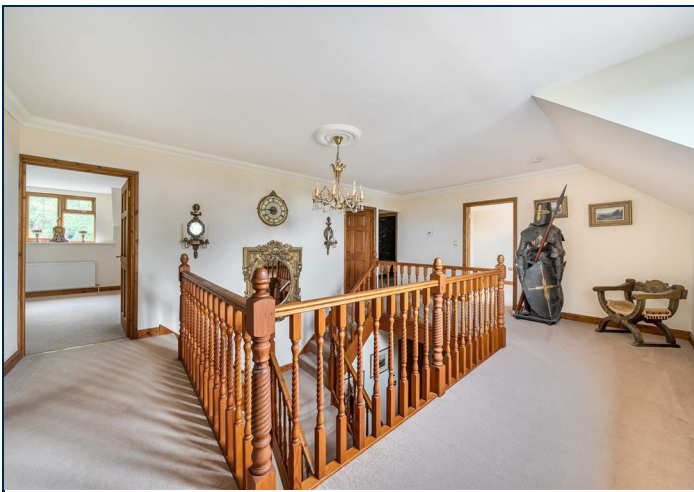
FLOOD RISK: Zone 1



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TITLE NUMBER/S: K843324/K388409
LOCAL AUTHORITY: Canterbury City 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/>
SERVICES
HEATING: Oil
SEWAGE: House & Mill Cesspit – Garage/Studio: Septic Tank
WATER SUPPLY: Mains for House, Mill/Studio/Stables
ELECTRICITY SUPPLY: Mains
OFCOM - Mobile & Broadband
BROADBAND – V Fast Repeater mast for neighbouring villages and phone
Download Mbps / Upload Mbps – 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.

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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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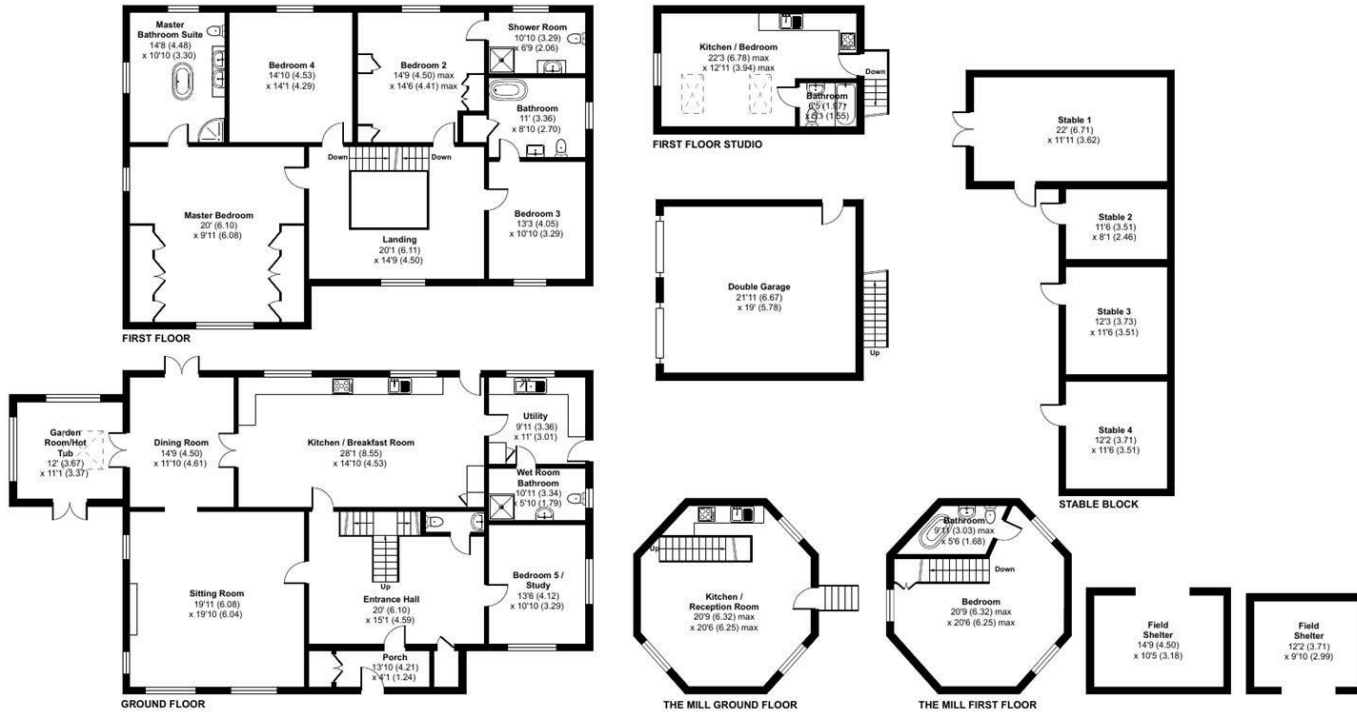
Guide price £1,500,000





Garage, Mill, Stables Not
in actual orientation to the Property

Main House = 3565 sq ft / 331.1 sq m
The Mill = 670 sq ft / 62.2 sq m
Garage/Studio = 703 sq ft / 65.3 sq m
Outbuildings = 908 sq ft / 84.4 sq m
Total = 5846 sq ft / 542.9 sq m
For identification only - Not to scale



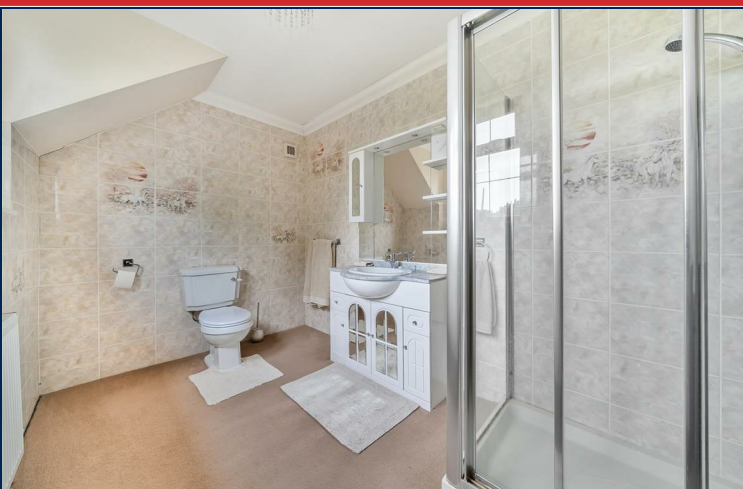
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Equus Property, REF: 1330014



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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