



Denley Hall Seasalter Road  
Graveney, Faversham, ME13 9ED

Guide Price £1,500,000

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A row of icons representing property features: a bed icon for 5 bedrooms, a bathtub icon for 5 bathrooms, a sofa icon for 3 living areas, and a garage icon for 1 garage.



# Denley Hall Seasalter Road

Graveney, Faversham, ME13 9ED

Denley Hall is a highly desirable five double bedroom country house set on a plot in excess of three acres in the village of Graveney, just 2.5 miles from Whitstable and 1 mile from the coast, with stunning views across the North Kent Marshes among its many credits. Built in 2012, the property provides expansive accommodation in excess of 5,000 square feet, and has been improved by the current owners to a high specification throughout. The property boasts impressive and wide ranging views among its many outstanding characteristics. Externally the stunning grounds include a sweeping driveway with ample parking and turning circle, landscaped front and rear gardens, stunning feature gated entrances, an orchard and paddock areas.

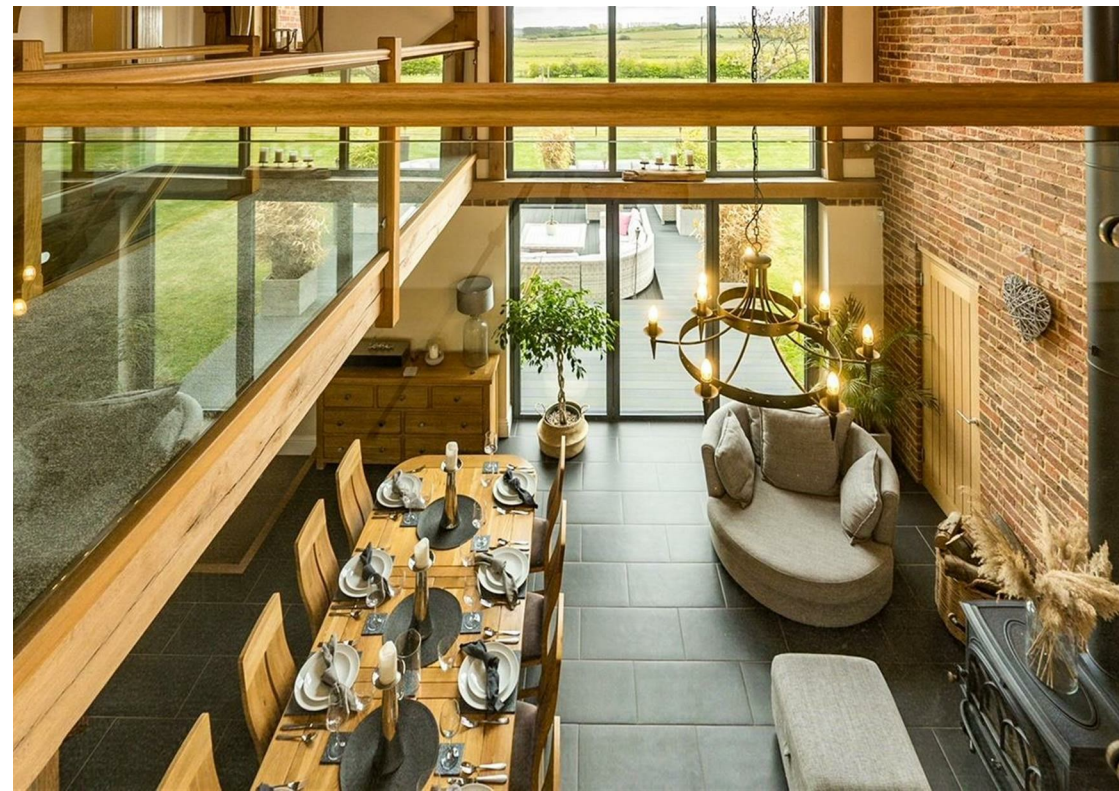
### Location:

Graveney is a desirable village with a host of local amenities including primary school, public house and church located between Faversham and Whitstable. Faversham is a medieval market town which provides grammar schooling, shops and restaurants. Nearby Whitstable provides an ever popular high street with boutique shops, restaurants and public houses, and is well known for the working harbour and pebbled beach. 10 miles from Graveney lies Canterbury, famous for its cathedral and highly regarded public and state schools, and boasting a wealth of cultural and leisure amenities.

The property is well situated for a variety of transport links. Faversham mainline station provides high speed links to central London with trains to St Pancras in around 66 minutes and London Victoria in 74 minutes. By road, the nearby M2 provides good access to Canterbury and Dover to the south, and Dartford and M25 to the north. The Eurotunnel terminal at Cheriton is also within easy driving distance, as is the port of Dover.

### Main House:

Originally constructed in 2012, the property provides light, spacious and impressive living accommodation with outstanding views across countryside. Accommodation to the ground floor comprises: Porch, double height reception/dining room with wood burning stove, lounge, TV room, high specification kitchen/breakfast room complete with Quartz worktops, fully integrated Siemens appliances and stunning dual aspect bifold doors, cloakroom/WC, utility room and boot room. The first floor features a stunning galleried landing, three double bedrooms complete with en-suite facilities (dressing room to master) plus a family bathroom. The second floor provides two further double bedrooms plus a bathroom.







**Outbuildings:**

Linked by the boot room and adjacent to the main house there is a double garage with doors connecting to a 43ft x 18ft workshop/barn which contains a cloakroom/WC. Stairs from the garage lead up to an office which can accommodate 3/4 people, with power, lighting and independent internet/telephone line installed. There is also a significant loft space above the workshop/barn.

**Additional Benefits:**

Under floor heating throughout house which is linked to a ground source heat pump.  
 Rain harvesting system  
 Water softener.  
 Exterior lighting system (garden lighting/drive lighting/house floor lighting), fully programmable dusk till dawn.  
 Internal Fire suppression system  
 Newly installed infra red alarm system  
 6 camera Reolink movement activated 'intelligent' CCTV system, mobile phone connectivity via independent wifi and is on continual record.  
 Main Gate: New full height timber gates/fence, Feature illuminated 'Denley Hall' signage, new block paving, Electric supply for future electric gate installation.  
 Lych-Gate: Consists of covered entrance way, featuring an English Oak Frame/reclaimed brickwork/lime mortar, fully tiled roof, power and lighting, feature illuminated 'Denley Hall' signage (dusk till dawn controlled), block paved.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.



## Floor Plan



**TOTAL AREA: 5177 sqft (481.1 sqm)**

### OUTSIDE

- Double Garage: 26'9" x 20'3" (8.15m x 6.18m) at maximum points.
- Workshop/Barn: 43'4" x 18'8" (13.20m x 5.70m) at maximum points.
- W/C
- Plant

### GROUND FLOOR

- Porch
- Reception/ Dining: 22'0" x 18'4" (6.70m x 5.58m) at maximum points.
- Lounge: 18'5" x 18'4" (5.61m x 5.58m) at maximum points.
- TV Room: 15'4" x 13'10" (4.67m x 4.22m) at maximum points.
- Kitchen: 19'8" x 15'3" (5.99m x 4.65m) at maximum points.
- Pantry
- W/C
- Utility Room
- Boot Room



### FIRST FLOOR

- Loft Storage: 43'3" x 10'1" (13.2m x 3.10m) at maximum points.
- Office: 13'4" x 10'1" (4.10m x 3.10m) at maximum points.

### FIRST FLOOR

- Galleried Landing
- Bedroom 1: 20'3" x 20'0" (6.16m x 6.09m) at maximum points.
- En-Suite Bathroom
- Dressing Room
- Bedroom 2: 15'3" x 11'7" (4.65m x 3.53m) at maximum points.
- En-Suite Shower Room
- Bedroom 3: 15'3" x 14'0" (4.65m x 4.27m) at maximum points.
- En-Suite Shower Room
- Family Bathroom



### SECOND FLOOR

- Landing
- Bedroom 4: 19'11" x 12'0" (6.06m x 3.67m) at maximum points.
- Bedroom 5: 13'9" x 12'0" (4.19m x 3.67m) at maximum points.
- Bathroom

Drawings and measurements are for illustration purposes only, not to scale and form no part of a contract.

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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