

Lower Sweech Farm

Herne Bay Road | Sturry | Canterbury | Kent | CT3 4NG

FINE & COUNTRY



Step inside

Lower Sweech Farm

Lower Sweech Farm is an impressive modern detached farmhouse, individually designed and constructed in the late 1990s. Set within 9.75 acres of beautifully landscaped grounds and accompanied by a detached double garage with self-contained accommodation above, the property offers exceptional versatility, privacy and a wonderful rural setting.

The ground floor accommodation is both spacious and versatile, centred around a welcoming double aspect sitting room with inglenook fireplace and multi-fuel stove. A formal dining room flows through to the kitchen, creating an ideal arrangement for both family living and entertaining, whilst a separate utility room provides additional practical space. There is also a dedicated study, perfect for home working, together with an exceptionally generous ground floor bedroom served by a neighbouring shower room. This arrangement is ideal for guests, multi-generational living or, subject to any necessary consents, could readily form part of a self-contained annexe. To the first floor are four further double bedrooms, including a superb principal suite and a second bedroom, both benefiting from en-suite facilities, whilst the remaining bedrooms are served by the family bathroom.

Surrounding the house are beautifully maintained gardens, predominantly laid to lawn with colourful flower borders, clipped hedging and a shingle forecourt. A long private driveway, accessed via metal gates, approaches the property through additional areas of garden, including a productive vegetable and fruit garden.

Beyond the gardens lies a substantial fenced pasture bordered by mature oak trees. Traditionally cut for hay, the field could equally be utilised for grazing purposes if required.

A particular feature of the property is the stunning recreational area, where gently undulating landscaped lawns surround two picturesque lakes. Filled with water lilies and edged with iris and reed beds, the lakes create a haven for wildlife, attracting moorhens, ducks and a variety of fish species, whilst providing a peaceful and attractive setting.

At the far end of the driveway is a substantial yard area with extensive hardstanding, offering ample space for vehicle parking, storage and agricultural or equestrian use. Facilities include a detached stable block which provides excellent equestrian facilities, comprising six well-proportioned stables together with a dedicated tack room and hay store. Conveniently positioned within the grounds and close to the yard area, the facilities are ideally suited for private equestrian use, offering practical storage and day-to-day functionality for the care and management of horses. Combined with the adjoining pastureland, the property presents an excellent opportunity for those seeking a lifestyle with strong equestrian credentials.

In addition, there are two sizeable steel-framed farm buildings, constructed in the late 1980s and measuring approximately 60ft x 60ft and 60ft x 30ft respectively, offering excellent storage, workshop or business potential.

Overall, Lower Sweech Farm presents a rare opportunity to acquire a versatile country home with extensive grounds, useful outbuildings and exceptional lifestyle appeal in a delightful rural setting.






Champagne
Cocktails





Seller Insight

One of the aspects we have most loved about Lower Sweech Farm is its unique ability to offer complete peace and privacy whilst remaining remarkably well connected. Set on the edge of the sought-after village of Sturry, the property enjoys a wonderfully rural setting surrounded by beautiful Kent countryside, yet everyday amenities are all within easy reach.

Sturry itself provides a range of local conveniences including shops, a post office, village pubs, healthcare facilities and the well-regarded Sturry Church of England Primary School, making it an excellent choice for families. The wider Canterbury area offers an outstanding selection of educational opportunities, including highly regarded grammar, independent and secondary schools.

For those who enjoy coastal living, the fashionable seaside towns of Whitstable and Herne Bay are both easily accessible, offering a superb choice of independent boutiques, cafés, restaurants, sailing clubs and beautiful beaches. Whether enjoying fresh seafood on Whitstable Harbour or a leisurely stroll along the Herne Bay seafront, the Kent coastline is always close at hand.

Despite its rural surroundings, Lower Sweech Farm is exceptionally convenient for commuters. Sturry railway station is just a short distance away and provides regular services to Canterbury and beyond, including connections to London via Southeastern's high-speed network. Canterbury West station, also within easy reach, offers high-speed services to London St Pancras in under an hour, making the property ideally suited to those seeking a country lifestyle without compromising on connectivity.

*Excellent road links via the A28 and surrounding motorway network provide straightforward access across Kent, whilst the Cathedral City of Canterbury is only a short drive away, offering an extensive range of shopping, dining, cultural and leisure facilities. It is this rare combination of countryside tranquillity, coastal accessibility and outstanding transport connections that has made Lower Sweech Farm such a special place to call home.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











Travel

By Road:	
Sturry Station	1.0 mile
Canterbury City Centre	3.7 miles
Canterbury West Station	3.8 miles
Dover Docks	22.0 miles
Channel Tunnel	21.0 miles
Gatwick Airport	68 miles
Charing Cross	68 miles

By train from Sturry	
High-Speed St Pancras	1hr 2mins
Charing Cross	1hr 40mins
Victoria	1hr 28mins
Ashford International	22 mins

By Train from Canterbury West	
High-Speed St. Pancras	54 mins

Leisure Clubs & Facilities

Sturry Cricket Club	01227 713894
Westbere Frostbite Sailing Assoc	01227 830272
Mid Kent Fisheries (Westbere)	01227 730668
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Kingsmead Leisure Centre	01227 769818

Healthcare

Sturry Surgery	01227 710372
Northgate Medical Practice	01227 208556
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary Schools:	
Sturry Primary	01227 710477
Junior King's	01227 714000
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600

Secondary Schools:	
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000

Entertainment

Chapters Coffee & Books	07912 510559
Fordwich Arms	01227 710444
George and Dragon	01227 710661
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266

Local Attractions / Landmarks

Wildwood Trust
Wingham Wild Life Park
The Beaney House
Canterbury Cathedral
St Augustine's Abbey













Ground Floor

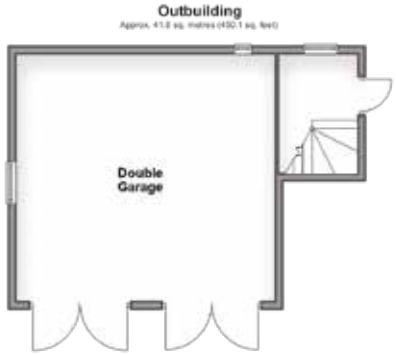
Approx. 128.4 sq. metres (1381.8 sq. feet)

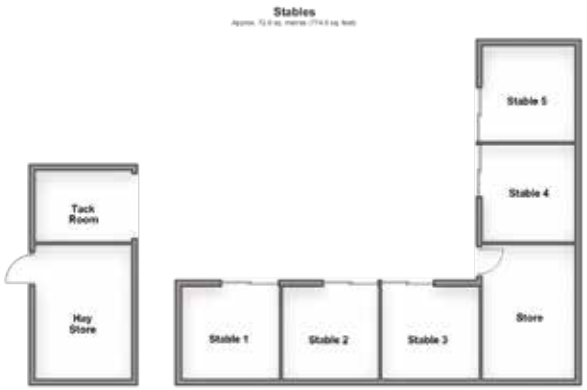


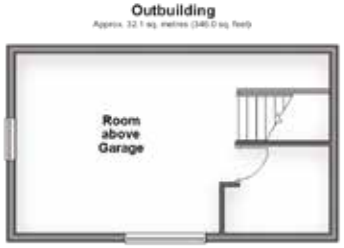
First Floor

Approx. 109.7 sq. metres (1181.0 sq. feet)











Council Tax Band: F
Tenure: Freehold

EPC TO FOLLOW

GROUND FLOOR

Entrance Hall	
Sitting Room	22'8 x 12'11 (6.91m x 3.94m)
Dining Room	12'9 x 12'6 (3.89m x 3.81m)
Kitchen/Breakfast Room	12'8 x 12'5 (3.86m x 3.79m)
Utility Room	9'5 x 9'2 (2.87m x 2.80m)
Study	9'9 x 8'0 (2.97m x 2.44m)
Bathroom	8'5 x 7'8 (2.57m x 2.34m)
Family Room/Bedroom 5	16'11 x 11'10 (5.16m x 3.61m)

FIRST FLOOR

Landing	
Principal Bedroom	20'5 x 12'10 (6.23m x 3.91m)
En Suite Shower Room	
Bedroom 3	12'6 x 10'5 (3.81m x 3.18m)
Bedroom 4	12'6 x 10'5 (3.81m x 3.18m)
Family Bath/Shower Room	9'5 x 9'1 (2.87m x 2.77m)
Bedroom 2	19'11 x 13'7 (6.07m x 4.14m)
En Suite Shower Room	

OUTSIDE

Wraparound Garden
Paddocks
Gated Driveway

OUTBUILDING GROUND FLOOR

Double Garage	20'2 x 19'3 (6.15m x 5.87m)

OUTBUILDING FIRST FLOOR

Room 1	16'0 x 13'6 (4.88m x 4.12m)
Room 2	7'10 x 6'7 (2.39m x 2.01m)

OUTBUILDING

Stable 1:	9'6 x 9'2
Stable 2:	9'8 x 9'2
Stable 3:	13'4 x 9'2
Stable 4:	9'8 x 9'2
Stable 5:	9'6 x 9'2
Stable 6:	9'8 x 9'2
Tack Room:	13'4 x 9'6
Hay Store:	9'6 x 7'1

OUBUILDING

Outbuilding:	60'5 x 58'5
Outbuilding:	60'9 x 30'2

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed

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Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

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