



EQUUS

Country & Equestrian



THORHILL



THORHILL, Agester Lane, , Denton Canterbury, Kent, CT4 6NP

A spacious detached single storey property set within 8 acres (*TBV), offering around 1,800 sq. ft. of accommodation together with paddocks, an area of woodland, and excellent equestrian facilities. These include a 20m x 40m all-weather riding arena with rubber and silicone surface, a five-box stable yard, large hay barn, detached triple garage, large parking area for a number of vehicles/horseboxes and a mobile double field shelter located within one of the paddocks.

The accommodation comprises a kitchen/breakfast room, utility room, living room/dining room, five bedrooms, and two bathrooms, with potential to create a self-contained internal annexe if required. The property is set well back from the lane in a highly desirable rural location within an Area of Outstanding Natural Beauty, on the outskirts of Denton, a charming hamlet close to the Cathedral City of Canterbury.

Surrounded by generous gardens, the property also benefits from a productive vegetable and fruit garden, greenhouses and a garden shed, alongside well sized adjoining pastureland. The area offers excellent off-road hacking with numerous local bridleways accessible via quiet country lanes, including direct riding access from the rear paddocks. Convenient road and rail connections also provide easy access to London and continental Europe.

SITUATION & LOCATION

The property is situated along a country lane on the outskirts of the hamlet of Denton, enjoying excellent access to the M20 and A2, together with Eurotunnel and ferry services from Dover to the Continent. High-speed rail services to London St Pancras are available from Folkestone, Canterbury and Dover Priory, with journey times of approximately 60 minutes.

Denton is conveniently positioned between Folkestone and the City of Canterbury, both of which provide an extensive range of shopping, recreational and educational facilities. The nearby villages of Hawkinge and Bridge offer a selection of local shops and amenities, while Barham benefits from an award-winning community shop and post office catering for day to day essentials.

The area is particularly well suited to equestrian pursuits, with excellent hacking available along local bridleways and additional facilities at nearby Denne Hill Cross Country and Breach Barn. The surrounding countryside also provides superb opportunities for

walking, riding and cycling, making this an ideal country and equestrian setting.

LAND & GROUNDS

*The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

AGENTS NOTE : There is a public footpath with 2 stiles that runs across 1 of the paddocks. There are around 6 acres (*TBV) of grazing the remaining land is gardens and woodland.

MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Detached

PROPERTY CONSTRUCTION: Brick

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

PARKING: Driveway parking for several vehicles/horseboxes

FLOOD RISK: Zone 1

TITLE NUMBER/S: K487449

LOCAL AUTHORITY: Dover District Council

TAX BAND: F

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

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

SERVICES & OUTGOINGS

SERVICES

HEATING: Oil

SEWAGE: Cess Pit

WATER SUPPLY: Mains

ELECTRICITY SUPPLY: Mains, Solar Panels fitted on roof

STABLES OUTBUILDING SERVICES:

WATER SUPPLY: Mains

ELECTRICITY SUPPLY: Linked to the main house

PROPERTY TYPE: Detached stables and Garage

PROPERTY CONSTRUCTION: Timber on concrete base

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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regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT may be payable and 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

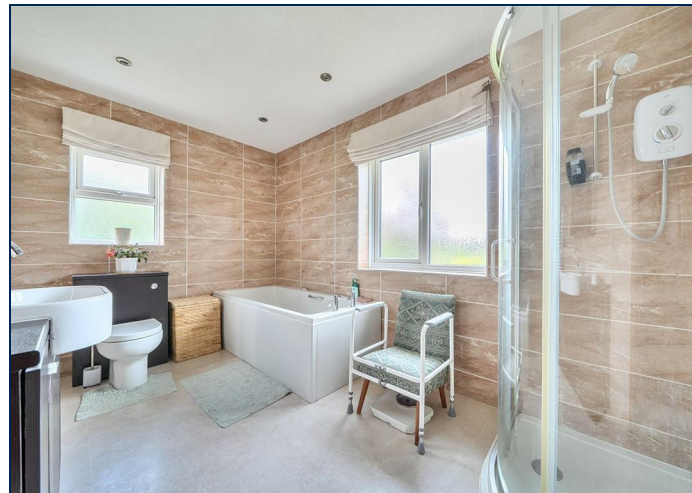
E: sales@equusproperty.co.uk

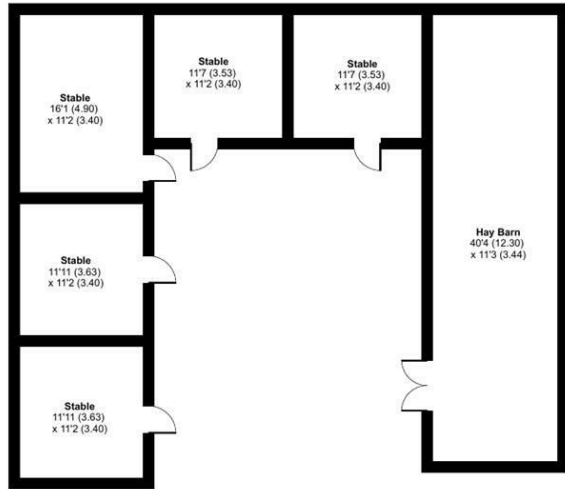
W: www.equusproperty.co.uk

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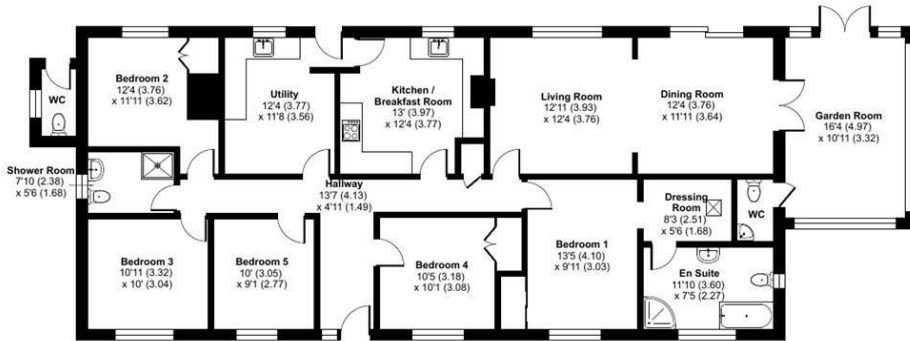
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Guide price £925,000





Approximate Area = 1828 sq ft / 169.8 sq m
 Garage = 527 sq ft / 48.9 sq m
 Stables & Barn = 1381 sq ft / 128.2 sq m
 Total = 3736 sq ft / 346.9 sq m
 For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Equus Property. REF: 1447863

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	63	68

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			91
(69-80) C			
(55-68) D			69
(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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