



The Stables
Hull Place | Sholden | Deal | Kent | CT14 0AQ

 FINE & COUNTRY

THE STABLES



Step inside

The Stables

Rebuilt in 2015, with only two original walls retained, The Stables is a striking contemporary country residence set within the historic grounds of Hull Place, one of Sholden's most notable period estates. Approached via a long, electric-gated private drive and positioned within 0.9205 acres of beautifully landscaped gardens, the home offers an exceptional blend of modern craftsmanship, privacy and heritage.

Hull Place itself has long been recognised as a distinguished landmark within the village. Historically part of a larger country estate, the grounds were once associated with agricultural and equestrian use, with outbuildings and stables supporting the main house. Over time, the estate evolved, with portions of land carefully redeveloped into individual residences that retained the character, tranquility and generous plots of the original grounds. The Stables sits within this legacy, its name a nod to the estate's past, offering all the benefits of a modern home while remaining deeply connected to the area's rural history.

Wrapped by a tall, mature tree perimeter, the property enjoys exceptional seclusion. The garden is expansive and beautifully maintained, with sweeping lawns, established planting and multiple areas for relaxation. A vast terrace spans the rear elevation, providing an elegant setting for outdoor dining and entertaining, while a large paved hardstanding accommodates multiple vehicles alongside a double garage with a loft room above and EV charging point.

Inside, the ground floor, with underfloor heating throughout, is designed around light, space and effortless flow. A welcoming reception hall introduces the home, leading to a study area, two cloakrooms, and a superb double aspect kitchen/diner with integrated appliances, kitchen island and ample space for dining. There is also a walk-in pantry and boiler room. Two sets of double doors open directly onto the garden, enhancing the indoor-outdoor lifestyle. The double aspect sitting room is a standout space, featuring a log burner and four sets of double doors that open onto the terrace and gardens, creating a remarkable connection to the outside. A utility room, home office, and a versatile family room with en suite shower room — ideal as a guest suite or fifth bedroom, complete the ground floor.

The first floor, with designer radiators throughout, centres around a fabulous landing, large enough for seating and offering access to a balcony with elevated views across the garden. There are four double bedrooms, each with its own en suite bath or shower room. The principal bedroom enjoys an en suite bathroom with walk-in shower, as well as a dressing room and a private roof terrace, while the second bedroom also benefits from a dressing room and an en suite bathroom with walk-in shower and a very luxurious built in TV at the foot of the bath. The remaining bedrooms are generous doubles with stylish en suites.

The Stables is a rare and exceptional home, a modern residence rebuilt to an outstanding standard, enriched by the heritage of Hull Place and offering a lifestyle centred around privacy, space and seamless indoor-outdoor living. Its combination of architectural quality, historic context and expansive grounds makes it one of Sholden's most impressive properties.













Seller Insight

“Living at Hull Place in Sholden has given us the perfect balance of countryside calm and everyday convenience. It's a location that feels tucked away, private and peaceful, yet everything we need is only a few minutes from the door. The area has a lovely village feel, friendly, safe, and beautifully green, and we've always appreciated how easy it is to get around, whether heading into Deal (twinned with St Omer), out to the coast, or further afield.

One of the biggest advantages of living here is the transport connectivity. Despite the rural setting, we're only a short drive from Deal railway station, which offers regular services to London St Pancras via High Speed, London Charing Cross, and London Bridge, making commuting or visiting the city straightforward. Road links are equally convenient: the A258 takes you quickly towards Dover or Sandwich, and the A2/M2 is easily accessible for travel to Canterbury, Medway and beyond. Bus routes through Sholden and Deal provide reliable local connections too.

Day to day amenities are close at hand. Deal's town centre is just a few minutes away and offers an excellent range of independent shops, boutiques, supermarkets, cafés and restaurants. We've always enjoyed the mix of practical convenience and coastal charm, from picking up groceries to strolling along the seafront or browsing the Saturday market. Closer still, Sholden has a welcoming community atmosphere with local stores and services that make life easy.

One of our favourite aspects of living here has been the access to farm shops and local produce. Within a short drive you'll find places like Ripple Farm, Solley's Farm, and several smaller independent growers offering fresh fruit, vegetables, dairy and artisan goods. It's a lovely part of the lifestyle here, being able to buy local, seasonal produce and enjoy the countryside on the way.

Families will appreciate the excellent choice of award winning local schools. Sholden has a well regarded primary school, and Deal offers a strong selection of both primary and secondary options, including Warden House, Kingsdown & Ringwould, Goodwin Academy, and Dover Grammar Schools within easy reach. The area has always felt very family friendly, with safe streets, green spaces and plenty of activities for children.

What we've loved most about Hull Place is the sense of calm it provides. The tree lined surroundings, the quiet lanes and the gentle countryside backdrop make it feel like a retreat, yet everything, shops, schools, transport, the beach, is close enough to reach in minutes. It's a location that has offered us privacy, convenience and a wonderful quality of life.*

* 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:	
Deal	2.1 miles
Walmer Station	2.5 miles
Sandwich	4.7 miles
Dover Docks	9.8 miles
Channel Tunnel	21.1 miles
Canterbury	17.1 miles
Charing Cross	81.8 miles
Gatwick	87.3 miles

By Train from Walmer	
St. Pancras	1hr 20 mins
Canterbury East	34 mins
Charing Cross	1hr 58 mins
Victoria	1hr 46 mins
Ashford International	40 mins

Leisure Clubs & Facilities

Downs Sailing Club	01304 361932
Deal and Betteshanger Rugby Club	01304 365892
Deal Bowling Club	01304 374701
Dover Athletic Football	01304 822373
Walmer and Kingsdown Golf Club	01304 373256
Royal Cinque Ports Golf Club	01304 374007

Royal St. George's Golf Club	01304 613090
Prince's Golf Club	01304 611118
Tides Leisure Centre	01304 373399
Healthcare	
The Balmoral Surgery	01304 373444
The Cedars Surgery	01304 873341
St Richards Road Surgery	01304 369777
Buckland Hospital	01304 222510

Education

Primary Schools:	
Sholden Primary	01304 374852
Kingsdown and Ringwould Primary	01304 373734
Northbourne Park Prep	01304 611215
Dover College Junior	01304 205969
Secondary Schools:	
Dover Grammar School for Boys	01304 206117
Dover Grammar School for Girls	01304 206625
Sir Roger Manwood's Grammar	01304 610200
Dover College	01304 205969
Duke of York's Military School	01304 245024
Kings School Canterbury	01227 595501
St Edmunds	01227 475000
Kent College	01227 763231

Entertainment

Dunkerleys	01304 375016
The Royal Hotel	01304 375555
Whits of Walmer	01304 368881
Victuals and Co	01304 374389
The White Cliffs Hotel	01304 852229
The Royal Hotel	

Local Attractions / Landmarks

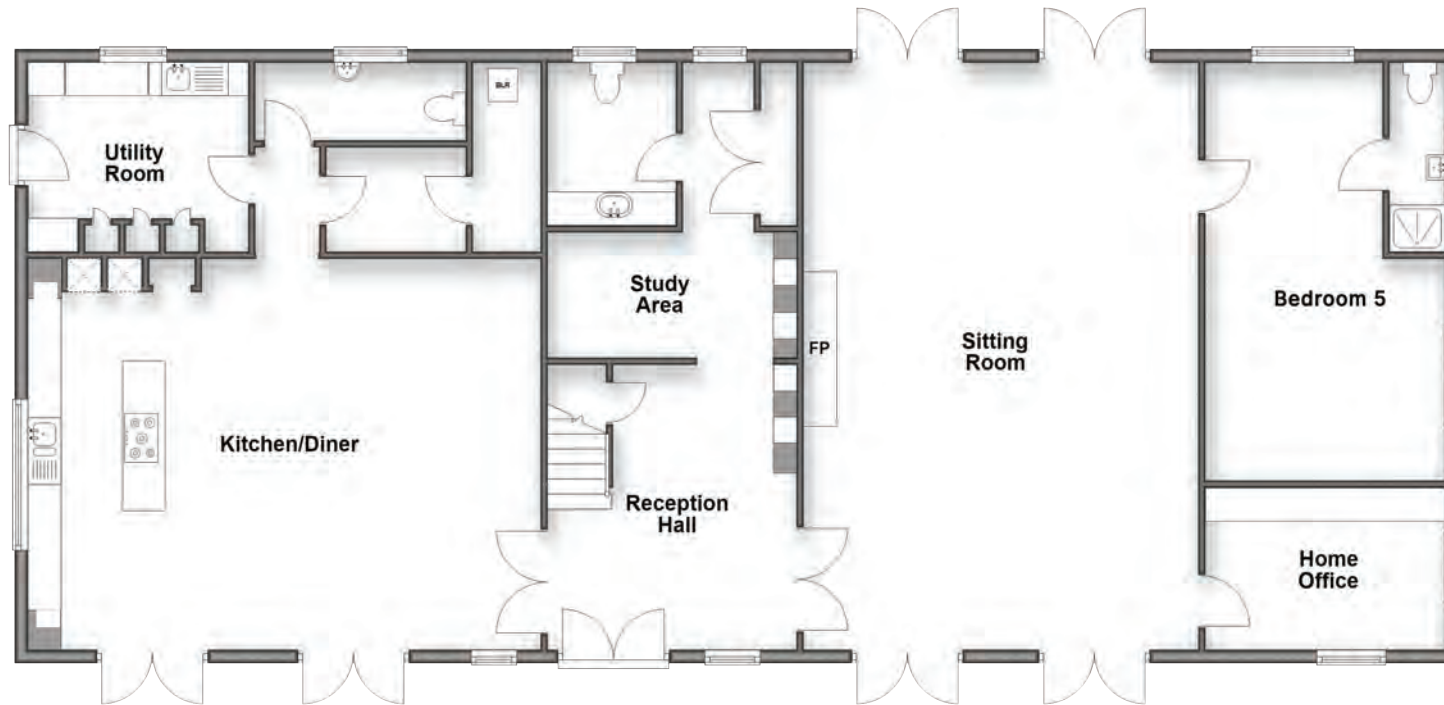
Walmer Castle
Deal Castle
The White Cliffs of Dover and Samphire Hoe
Betteshanger Country Park
Deal Pier
Knights Templar Church, Dover
Saturday market Deal
The Astor Theatre, Deal





Ground Floor

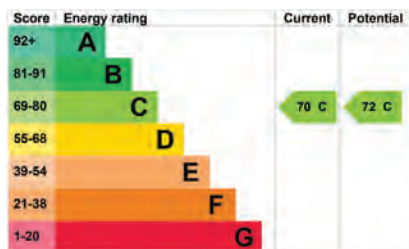
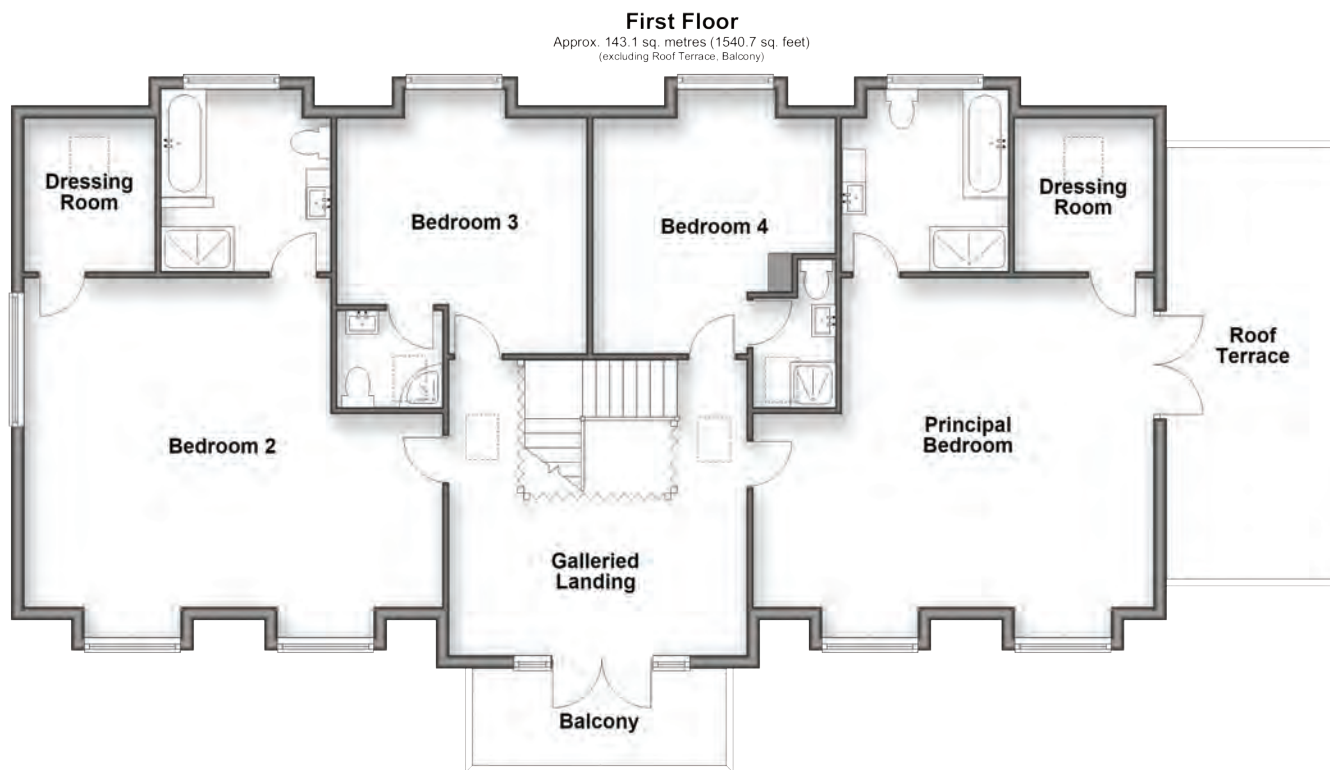
Approx. 186.9 sq. metres (2011.9 sq. feet)



Outbuilding

Approx. 58.4 sq. metres (628.9 sq. feet)





GROUND FLOOR

Reception Hall	14'0 (4.27m) x 12'2 (3.71m) narrowing to 8'3 (2.52m)
Study Area	11'3 x 6'10 (3.43m x 2.08m)
Cloakroom	
Sitting Room	29'0 x 19'4 (8.85m x 5.90m)
Bedroom 5	20'6 (6.25m) x 11'8 (3.56m) narrowing to 8'5 (2.57m)
En Suite Shower Room	
Home Office	11'8 x 7'9 (3.56m x 2.36m)
Kitchen/Dining/Family Room	25'2 x 19'3 (7.68m x 5.87m)
Utility Room	10'3 x 9'3 (3.13m x 2.82m)
Cloakroom	
Store Room/Larder	

FIRST FLOOR

Galleried Landing	15'2 x 8'4 (4.63m x 2.54m)
Boiler Cupboard	
Balcony	14'6 x 5'2 (4.42m x 1.58m)
Principal Bedroom	20'4 (6.20m) narrowing to 16'0 (4.88m) x 18'3 (5.57m)
En Suite Bath/Shower Room	
Dressing Room	10'3 x 8'3 (3.13m x 2.52m)
Bedroom	13'10 (4.22m) x 12'5 (3.79m) narrowing to 8'0 (2.44m)
En Suite Shower Room	
Bedroom 2	21'5 (6.53m) narrowing to 15'5 (4.70m) x 16'9 (5.11m)
En Suite Bath/Shower Room	
Walk In Wardrobe	10'3 x 7'8 (3.13m x 2.34m)
Bedroom	13'1 (3.99m) narrowing to 10'5 (3.18m) x 12'8 (3.86m)
En Suite Shower Room	

OUTBUILDING GROUND FLOOR

Double Garage	27'3 x 23'2 (8.31m x 7.07m)
---------------	-----------------------------

OUTBUILDING FIRST FLOOR

Room 1	27'3 x 23'2 (8.31m x 7.07m)
--------	-----------------------------

OUTSIDE

Garden
Rear Terrace
Gated Driveway

Council Tax Band: F
Tenure: Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country
Tel: +44 (0)1227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

