



2 Hoad Cottages  
Swingfield, Dover, CT15 7HS  
£800,000

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# 2 Hoad Cottages

A picture-perfect period cottage with a modern self-contained annexe, set in 0.58 acres of beautifully landscaped gardens.

## Situation

This fabulous extensive property is in an excellent rural location with stunning views to the open countryside with a wealth of walks and bridle paths immediately available. There are a number of villages within easy reach including Densole, Hawkinge, Elham, Lyminge and Barham. These offer a good variety of services including shops, schooling, public houses, doctors and dentist surgery, pharmacists, sports and recreational amenities. To the South, on the coast, you will find Folkestone and the Channel Tunnel. To the North, accessed via the A260 connecting to the A2, is the cathedral city of Canterbury. These both offer an extensive range of facilities together with mainline train services to London. The Channel port of Dover lies to the South East providing further means of access into Europe.

## The Property

A picturesque period cottage with a modern two double bedroom self-contained annexe, set within 0.58 acres of beautiful gardens and grounds, approached via a private gravel drive serving just four properties and enjoying a truly idyllic setting. Although currently arranged as two separate dwellings, it would be exceptionally easy to introduce internal connecting doors, creating one extensive country residence if desired. The main cottage welcomes you through an entrance porch into a charming reception hall featuring stairs to the first floor and a large inglenook fireplace housing a generous wood-burning stove. From here, a spacious kitchen offers integrated appliances including a slimline dishwasher and electric cooker, with space for a fridge and washing machine. A utility room provides further storage with matching units, space for a tall freezer, and a stable door opening directly to the gardens. The sitting room is both cosy and characterful, with a wood-burning stove and bi-folding doors that open into a bespoke conservatory, a wonderful space to relax while enjoying views across the gardens and grounds. Upstairs, there are three bedrooms and a family bathroom, all benefitting from far-reaching countryside views. The two double bedroom self-contained annexe has a ground floor cloakroom/WC, a porch, conservatory, spacious kitchen/dining room plus a super sitting room with patio doors on to the beautiful gardens. The annexe really is a superb addition, offering excellent flexibility for multigenerational living, guest accommodation, holiday let or for home working.

Light, airy, and generously proportioned, it combines modern comfort with character features to create a stylish and versatile living space that perfectly complements the main cottage.

## Outside

The extensive gardens have been thoughtfully and professionally designed to create a series of distinct areas; each tailored to different interests and pastimes. There is a splendid, raised pond complete with resident ducks, a dedicated chicken enclosure housing some rather handsome hens, and even a tortoise house with a spacious run. Neatly shaped lawns and colourful planting lead to a wide grapevine-covered pergola, which in turn guides you down to an enclosed paddock, a perfect spot for small livestock, recreation, or simply enjoying the open countryside views. A plethora of outbuildings further enhance the property's appeal, including barn-style structures, workshops, wood stores, animal shelters, and two greenhouses, providing endless versatility for hobbies, storage, or potential conversion (subject to any necessary consents). Flowing effortlessly from one area to the next, the gardens and grounds offer a true sense of rural tranquillity and an exceptional lifestyle opportunity.

## Services

Mains water and electricity connected. Private drainage and Calor Gas fired central heating, supplemented by wood stoves.

## Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

## Tenure

Freehold

## Current Council Tax Band: D & B

## EPC Rating: E

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





To view this property call Colebrook Sturrock on **01303 892000**



Total Approximate Area = 2555 sq ft / 237.3 sq m  
 Outbuildings = 676 sq ft / 62.8 sq m (excludes carport)  
 Total = 3231 sq ft / 300.1 sq m

For identification only - Not to scale



2 Hoad Cottages

Annexe at 2 Hoad Cottages

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	39 E	
21-38	F		
1-20	G		

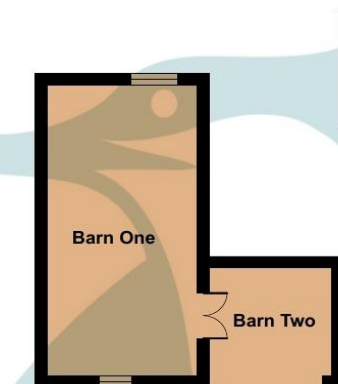
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	52 E	
21-38	F		
1-20	G		



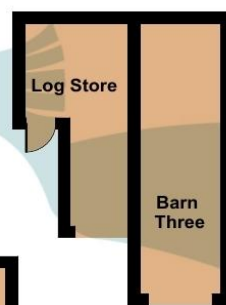
GROUND FLOOR  
Approx. 686 SQFT (INTERNAL)



FIRST FLOOR  
Approx. 565 SQFT (INTERNAL)  
Bathroom



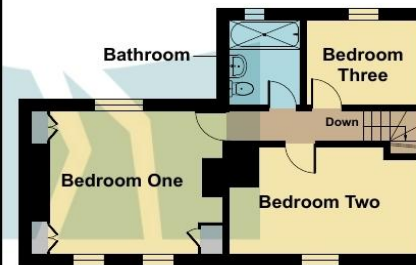
OUTBUILDING 1  
Approx. 410 SQFT (INTERNAL)



OUTBUILDING 2 / 3  
Approx. 266 SQFT (INTERNAL)



GROUND FLOOR  
Approx. 787 SQFT (INTERNAL)



FIRST FLOOR  
Approx. 517 SQFT (INTERNAL)



<b>Sitting Room</b>	15'9 x 12'4 (4.79 x 3.75)
<b>Kitchen</b>	16'1 x 7'3 (4.89 x 2.22)
<b>Dining Hall</b>	15'10 x 12'1 (4.82 x 3.68)
<b>Utility</b>	9'4 x 6'6 (2.84 x 1.98)
<b>Conservatory</b>	15'8 x 14' (4.77 x 4.26)
<b>Bedroom One</b>	16' x 12'3 (4.88 x 3.73)
<b>Bedroom Two</b>	16'3 x 9'7 (4.95 x 2.93)
<b>Bedroom Three</b>	9'10 x 7'4 (3.00 x 2.23)
<b>Bathroom</b>	7'2 x 5'10 (2.19 x 1.78)
<b>Annexe Sitting Room</b>	15'8 x 15' (4.77 x 4.58)
<b>Annexe Kitchen / Dining Room</b>	15'10 x 15' (4.83 x 4.57)
<b>Annexe Conservatory</b>	14'8 x 5'11 (4.46 x 1.81)
<b>WC</b>	5'2 x 3'8 (1.59 x 1.17)
<b>Main Annexe Bedroom</b>	15'8 x 15' (4.78 x 4.57)
<b>Annexe Bedroom Two</b>	12'1 x 7'10 (3.68 x 2.38)
<b>Bathroom</b>	12' x 6'7 (3.67 x 2.00)
<b>Barn Two</b>	10' x 9'3 (3.05 x 2.83)
<b>Barn One</b>	24'11 x 12'6 (7.60 x 3.82)
<b>Barn Three</b>	23'3 x 6'8 (7.08 x 2.02)
<b>Log Store</b>	17'5 x 8'5 (5.30 x 2.57)
<b>Carport</b>	16'10 x 9'8 (5.14 x 2.94)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1373858

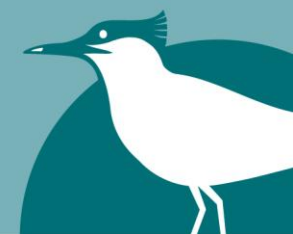
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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