



EQUUS

Country & Equestrian



REED FARM



REED FARM, Westwood Road, Kingston Canterbury, Kent CT4 6JL

A unique opportunity of a lifestyle equestrian and country property set in 12.3 acres (*TBV) of paddocks and gardens. 5,106 sq. ft. of versatile living space inc. 3 bedroom Grade 11 listed farmhouse with attached 3 bedroom annex for guests/extended family, holiday lets, leisure indoor pool and sauna, equestrian stables and riding arena. For those with a passion for development there is large detached 2 storey barn 2,893 sq. ft with part planning permission. The farmstead is located in the picturesque countryside of Kent Downs Area of Outstanding Natural beauty near the popular rural location of Kingston near Canterbury.

The main farmhouse has retained a wealth of character features such as beams and inglenook fireplaces and includes a fitted oak kitchen/breakfast room with AGA, living room, dining room, family bathroom and 3 double bedrooms. The farmhouse has been extended to include a spacious contemporary attached annex with luxury modern kitchen, breakfast living room and 3 double bedrooms all benefiting from en suites and an additional first floor sitting room. A leisure complex incorporating the annexe has an indoor swimming pool (26.5 ft x 16.2 ft and sauna which further enhances the lifestyle appeal of the property.

The equestrian facilities include a timber 2 stable block and haybarn with additional stabling within the ground floor of the two storey barn which totals 2,893 sq.ft, 40m x 20m riding arena and three paddocks with separate access from the lane.

The grounds round the house and annexe feature secluded landscaped gardens, terraces for al fresco dining, an ornamental pond and mature trees and shrubs, together with two separate electric gated entrances and ample parking for multiple vehicles and horseboxes ensuring convenience for both residents and guests at the main house and annexe.

In summary, this equestrian and country farmstead in Kingston is a rare find, offering a harmonious blend of history, space, and modern comforts.

SITUATION & LOCATION

Situated within the Elham Valley, part of the Kent Downs Area of Outstanding Natural Beauty, Kingston lies approximately 6 miles south-east of Canterbury. The village is close to Barham Downs and offers useful amenities, including the Kingston Barn village hall, a 14th-century church and the popular Black Robin public house. Nearby Barham provides a village store and post office and a C of E primary school, while the neighbouring village of Bridge offers an excellent selection of public houses and restaurants, including the renowned The Pig at Bridge Place. Broome Park Golf Club, with its excellent 18-hole course set around a magnificent Grade I listed mansion

house, is also close by.

The Cathedral City of Canterbury provides extensive shopping, cultural attractions and a wide choice of state and independent schools. The area is well connected, with high-speed rail services from High Speed at Canterbury West reaching London St Pancras in about 54 minutes, easy access to the A2/M2 road network, and the Channel Tunnel terminal around 13 miles away, offering convenient links to Europe.

MATERIAL INFORMATION & SERVICES

MATERIAL INFORMATION -MAIN HOUSE

TENURE: Freehold

PROPERTY TYPE: Detached with attached Annex

PROPERTY CONSTRUCTION: Brick

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

PARKING: Large driveway and 3 entrances leading to main house, annex and land

TITLE NUMBER/S: K685939/K846420

LOCAL AUTHORITY: Canterbury City Council

TAX BAND: G

EPC RATING: Exempt main house Grade 11 listed

HEATING: Oil run by the AGA in main house & separate immersion heater

SEWAGE: Cesspit

WATER SUPPLY: Mains

ELECTRICITY SUPPLY: Mains

EPC RATING : Main House Exempt Grade 11 listed

BROADBAND: None fitted currently see useful website links.

MOBILE COVERAGE: EE / Vodafone / O2 / Three - also see useful website links.

ANNEXE MATERIAL INFORMATION & SERVICES:

PROPERTY TYPE: Attached to main house

PROPERTY CONSTRUCTION: Block built/Timber clad

HEATING: Oil separate boiler, water pump

SEWAGE: Cesspit- linked to main house

WATER SUPPLY: Mains

ELECTRICITY SUPPLY: Mains with electric meter and electric charging point for cars fitted

INDOOR POOL HEATING: Separate boiler in pump room

OUBUILDINGS BARN & STABLES

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains



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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 which runs from the gated entrance from the road past the riding arena and across one of the paddocks south to north.

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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and distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building 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

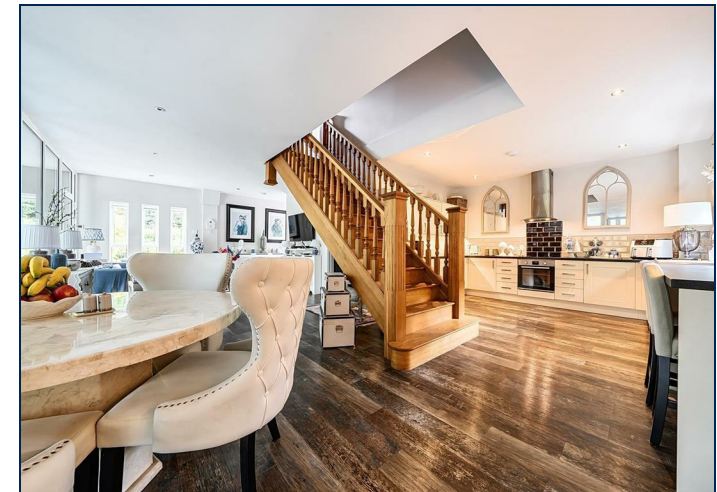
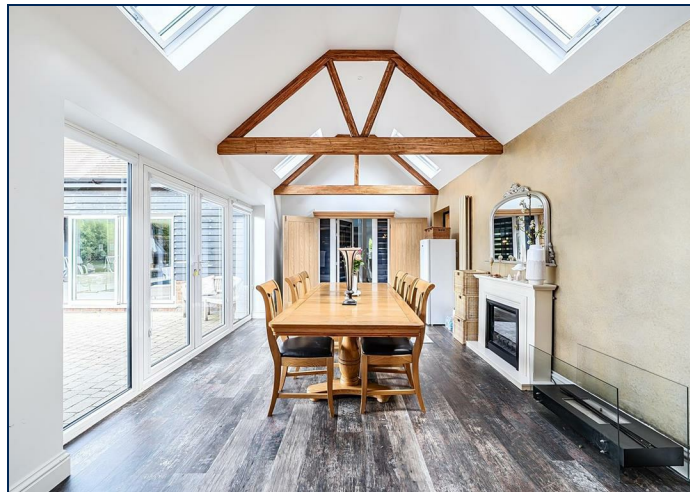
All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West
T: 01892 829014

E: sales@equusproperty.co.uk

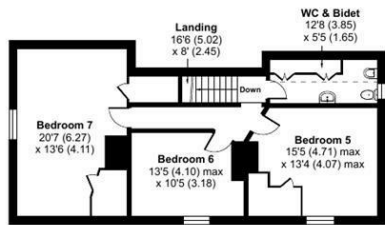
W: www.equusproperty.co.uk

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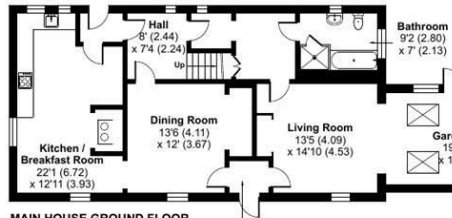
By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.



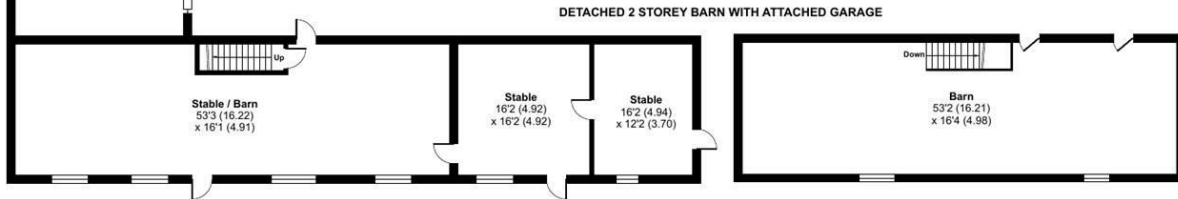
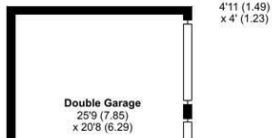
Guide price £1,850,000



MAIN HOUSE FIRST FLOOR



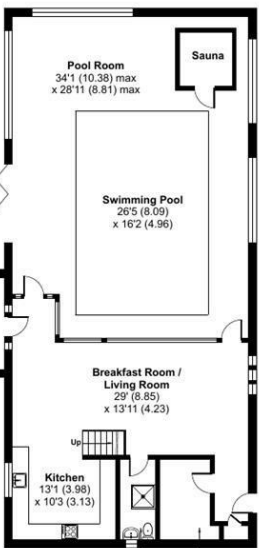
MAIN HOUSE GROUND FLOOR



DETACHED 2 STOREY BARN WITH ATTACHED GARAGE

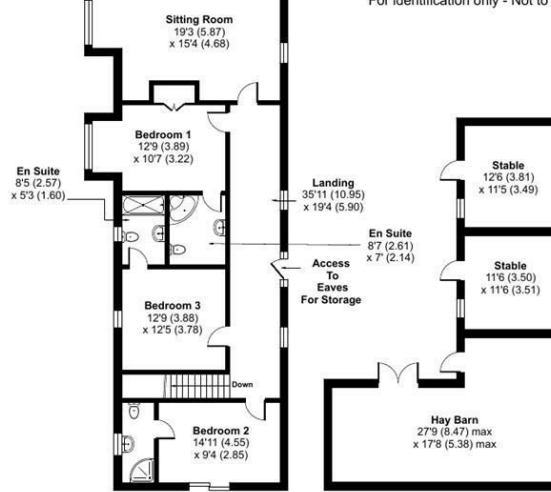


GROUND FLOOR ATTACHED ANNEXE



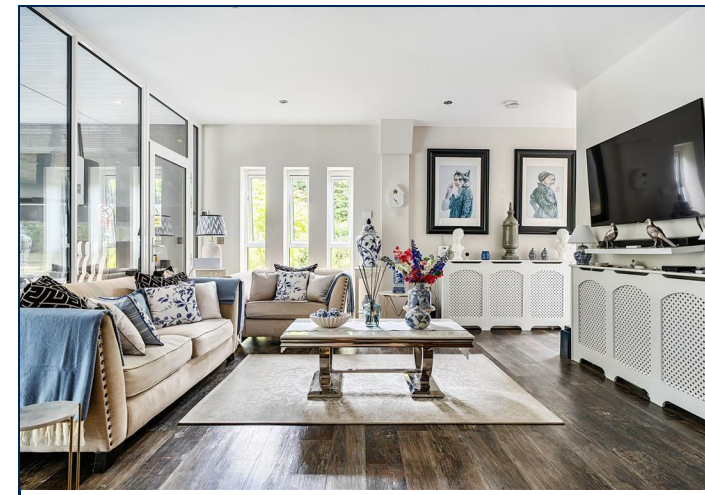
Main House With Attached Annexe = 5106 sq ft / 474.3 sq m
 Limited Use Area(s) = 37 sq ft / 3.4 sq m
 Double Garage = 531 sq ft / 49.3 sq m
 2 Storey Barn & Outbuilding = 2893 sq ft / 268.7 sq m
 Total = 8567 sq ft / 795.7 sq m

For identification only - Not to scale



FIRST FLOOR ATTACHED ANNEXE

Denotes restricted head height



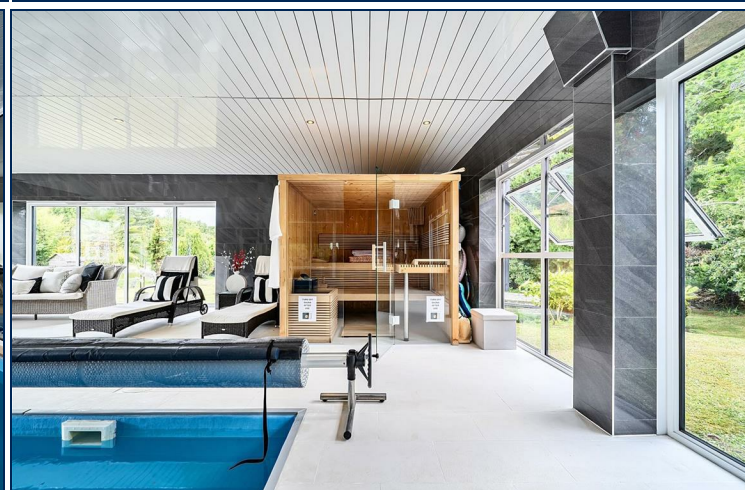
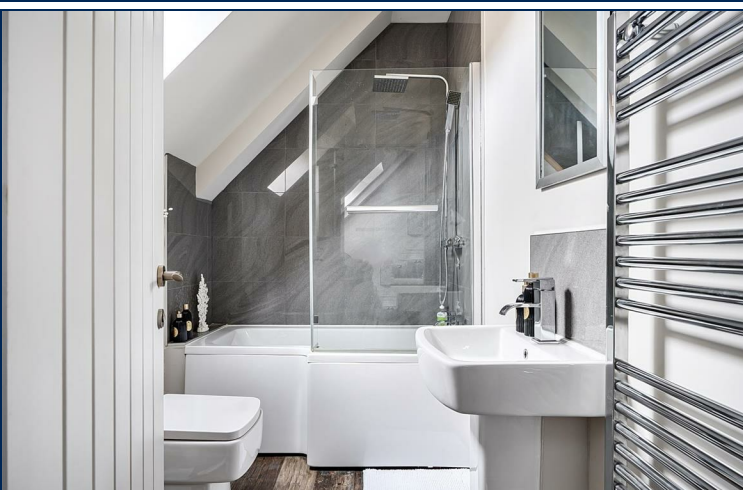
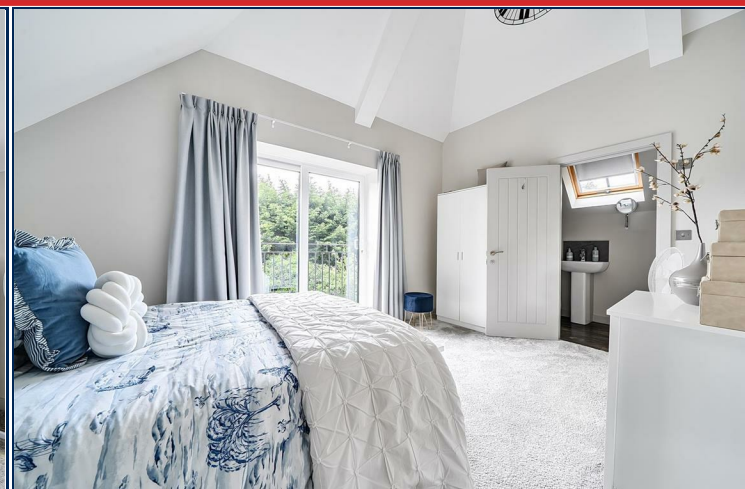
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Equus Property. REF: 1468133

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	

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