



Oakwell  
Willow Road | Whitstable | Kent | CT5 3DW

 FINE & COUNTRY

OAKWELL

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# Step inside

## Oakwell

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It would be easy to run out of superlatives when it comes to this outstanding residence located in a tranquil woodland setting of 1.25 acres on the outskirts of Whitstable. Whether it's the awe-inspiring living space, the 3G (third generation) football pitch costing well over £100,000 or the two incredible holiday let annexes that won the prestigious Paris design award in 2024 for 'best hospitality interior,' it is difficult to know where to begin. There is even current planning permission to build an impressive leisure complex that includes a swimming pool.

The property is approached along a private road leading to a block paved entrance and solid wood automatic gates that open onto a large gravel driveway. This is flanked by high hedging as well as delightful lawns, shrub beds and wonderful mature specimen trees. There is access to the pitched roof triple garage and the charming veranda style canopied front entrance with sweeping Chinese slate steps leading to the wide oak front door with six floor to ceiling windows allowing daylight to flood into the hall. The front door opens into the amazing vaulted ceiling reception hall with a glorious bespoke wrought iron curved staircase and galleried landing, black and white Karndean flooring and oak doors to the ground floor accommodation.

This includes a dual aspect guest double bedroom with an ensuite shower and the very impressive principle suite. This features an amazing dressing area with bespoke fitted mirrored wardrobes, cupboards and drawers, a large double bedroom with bespoke fittings and an ensuite shower room.

Double doors open into the stunning, well-proportioned nearly 27ft by approximately 22ft sitting room. This triple aspect room has herringbone Karndean flooring, bi-fold doors to the vast decked terrace with a large remote controlled awning. As a focal point the sitting room features a superb inglenook style fireplace and bread oven created using reclaimed bricks, a huge Bressummer beam taken from an old French barn and a remote controlled living flame gas fire set in a polished iron basket.

While the sitting room is superb it is the kitchen/dining/family room that is the ultimate 'star of the show' and where the family spend much of their time. This nearly 40ft long double height vaulted ceiling majestic living space has ceiling and cross beams, Velux windows and porcelain floor tiles. In addition, there are 12 bi-fold doors to the garden and two sets of French doors to the decked terrace as well as a trendy log burner in the family area.

The smart kitchen units house a built in oven and combi microwave, a full height fridge and matching freezer and a pull out larder, while two islands include granite worktops and an induction home with a downdraft extractor and dining facilities. However there is plenty of space available for a dining table if required.

Behind the units is a feature brick wall and a study area plus access to a laundry room and a dual aspect utility room with a door to the garden. There is also a spacious dressing area leading to a shower room and toilet which is designed to join onto the planned leisure complex.

Off the galleried landing you will find a delightful family bathroom with a slipper bath and two dual aspect double bedrooms with dormer windows and fitted cupboards including one with an ensuite shower room.

Outside the triple garage has a central area designed as a gym with automatic doors, an EV charging point and is adjacent to the planned leisure complex. There is a wonderful wraparound garden featuring lawns interspersed with very impressive trees and a delightful pond surrounded by charming shrubs and perennials. Two decked terraces and a pergola covered barbecue area means you can enjoy following the sun all day while the 3g football pitch provides for sporting activities. There is also a hedge at the end of the garden that shield the property from the annexe complex.

### The Annexe Complex

Created from derelict stables the award winning annexe retreat was designed by the renowned Hollaway Architectural and Interior Design practice led by Guy Hollaway. Working from their studios in London and Kent Hollaway has become a figurehead for architecture in the South East of England, lecturing at the RIBA as well as to government and public bodies, so you know his designs are going to be something very special.

The retreat is approached via Royal Avenue which is an adjacent private road that leads to a second set of solid wood automatic gates opening onto a spacious gravel driveway bordered by shrub beds leading to the two annexes that do have an inter-connecting door so can be used as a single property. They have delightful external appeal with a fascinating roof design, a very hard wearing and long lasting charred larch exterior combining Japanese elegance with Scandinavian simplicity.

'Oak Lodge' is the two bedroom apartment and 'Acorn Lodge' is one bedroom. Both apartments have private gardens, a carport with an EV charging point and a glass front door. The internal walls and ceilings are all birch plywood with herringbone oak flooring, air source heat pumps and underfloor heating while all the tailormade cabinetry, including kitchen units and bedroom furniture, was built by renowned bespoke cabinet makers Herringbone of Canterbury.

The kitchens feature Neff appliances and the furniture and furnishings have been supplied by an illustrious furniture shop in Chelsea and will remain in situ. Oak Lodge features beautiful black marble tables and accoutrements while in Acorn Lodge these are all in white marble. The living rooms also have modern log burners and charming floating stone shelves and a veritable wall of sliding patio doors to the private gardens. Acorn Lodge includes a shower room with a marble top vanity basin while Oak Lodge has a lobby with a banquette seat, a family shower room with an attractive circular vanity basin and a similar ensuite shower attached to the principal bedroom.

The added attraction of this refined retreat is the Wellness centre where you will find a fascinating curved sauna, ice barrels and an outdoor shower as well as access to the football pitch for exercise and yoga.













# Seller Insight

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“ We moved here five years ago as we fell in love with the wonderful private location and immediately we saw the amazing staircase we knew this place was for us. It is so quiet and tranquil and an ideal spot for anyone wanting privacy and security as well as a highly successful rental business providing substantial annual income. No expense was spared in updating the property including creating the stunning family space and converting the stables into the award winning lodges. As you can imagine not only are they very popular with guests but they also command a very substantial rental providing a significant six figure annual revenue stream. However our requirements have changed so sadly we need to move.

While the location has the charm of a country atmosphere we are not far from the centre of Whitstable and only a few miles from Canterbury as well as having very easy access to the Thanet Way for London and Dover. Whitstable is a charming town with its seafront, historic harbour, a wonderful mix of individual shops, bars, cafes and restaurants as well as a mainline station where the high speed train can take you to St Pancras in an hour and 15 minutes. For golfing enthusiasts there is the Whitstable and Seasalter golf club that also includes 10 pin bowling, an indoor and outdoor bowls club, tennis and water sports and if you want more choice there is also the Chestfield Golf club, while sailors can join the Whitstable Yacht Club or the Tankerton Sailing Club. There are also primary schools and secondary education in Whitstable and Herne Bay.

Canterbury is a wonderful city with a wide variety of historic buildings, high street stores and individual shops as well as numerous restaurants, bars and two cinemas, plus the Marlowe and Gulbenkian theatres and two stations including Canterbury West servicing the high speed train to St Pancras. There are also excellent grammar and private schools, three universities and a further education college and plenty of opportunities for sporting enthusiasts with the Kent cricket ground as well as a golf club, sports club and leisure centre.\*

\* 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.









# The Lodge/Annexe Complex



Oak Lodge



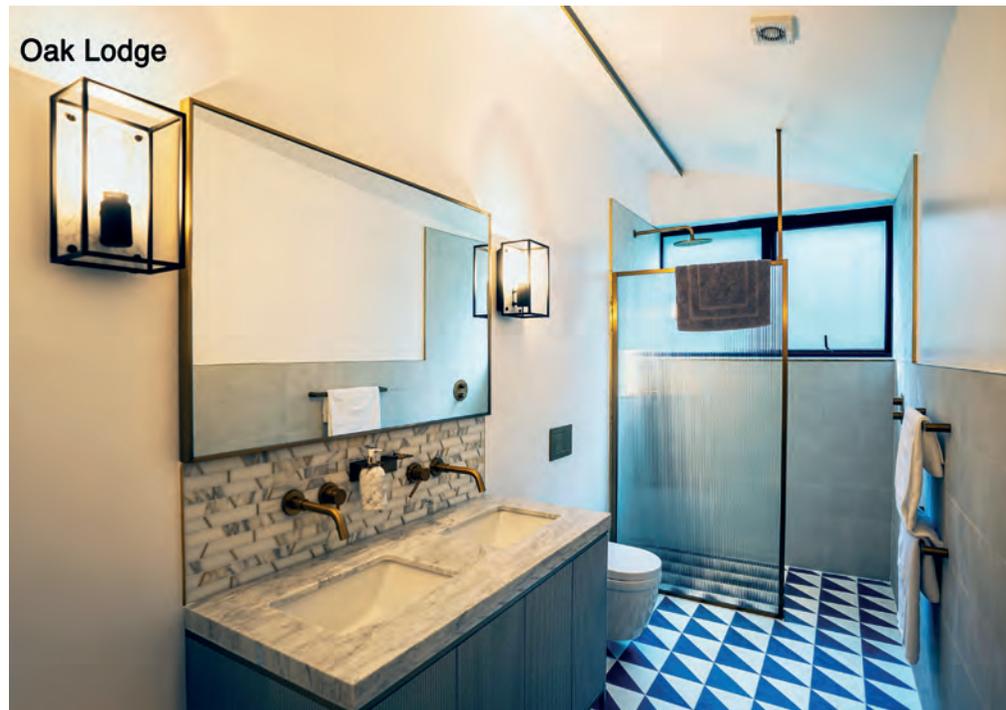
Oak Lodge



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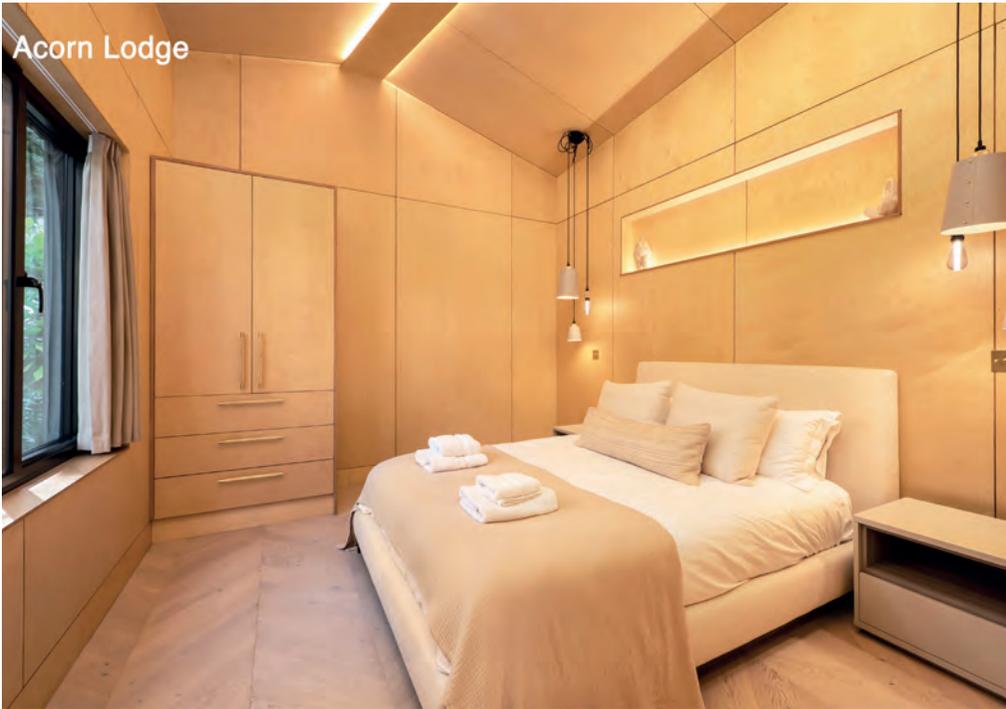
Acorn Lodge



Acorn Lodge



Acorn Lodge



Acorn Lodge









#### GROUND FLOOR

Reception Hall	
Sitting Room	26'7 x 22'3 (8.11m x 6.79m)
Kitchen/Dining/Family Room	39'7 x 22'2 (12.07m x 6.76m)
Utility Room	14'1 x 7'9 (4.30m x 2.36m)
Laundry Room	6'5 x 6'0 (1.96m x 1.83m)
Shower Room	
Principal Bedroom	17'8 x 15'1 (5.39m x 4.60m)
En Suite Shower Room	
Dressing Area	14'7 x 12'2 (4.45m x 3.71m)
Bedroom 4	16'8 x 11'10 (5.08m x 3.61m)
En Suite Shower Room	

#### FIRST FLOOR

Landing	
Bedroom 2	18'5 x 14'8 (5.62m x 4.47m)
En Suite Shower Room	
Bedroom 3	17'6 x 11'8 (5.34m x 3.56m)
Bathroom	

#### OUTBUILDING 1

Triple Garage	31'1 x 18'0 (9.48m x 5.49m)
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#### ANNEXES

Acorn Lodge Kitchen/Living Room	24'6 x 17'9 (7.47m x 5.41m)
Acorn Lodge Bedroom	13'3 x 11'1 (4.04m x 3.38m)
Acorn Lodge Shower Room	
Oak Lodge Kitchen/Living Room	23'4 x 17'9 (7.12m x 5.41m)
Oak Lodge Bedroom 1	13'7 x 10'4 (4.14m x 3.15m)
Oak Lodge En Suite Shower Room	
Oak Lodge Bedroom 2	13'7 x 10'2 (4.14m x 3.10m)
Oak Lodge Shower Room	

#### OUTSIDE

Garden  
Gated Driveway

Council Tax Band: G  
Tenure: Freehold



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. Printed 03.02.2026





### Travel

By Road:	
Whitstable station	1.4 miles
Canterbury	5.6 miles
Dover Docks	25.1 miles
Channel Tunnel	23.4 miles
Gatwick Airport	62.9 miles
Charing Cross	60.7 miles

By Train from Whitstable	
High-Speed St. Pancras	1hr 15 mins
Canterbury	31 mins
London Charing Cross	1 hr 40 mins
London Victoria	1hr 41 mins
Ashford	1hr 32 mins
Canterbury West to St Pancras	54 mins

### Leisure Clubs & Facilities

Whitstable and Seasalter Golf Club	01227 272020
Whitstable Yacht Club	01227 272942
Chestfield Golf Club	01227 794411
Whitstable Sports Centre	01227 274394
Whitstable Swimming pool	01227 772422

### Healthcare

Whitstable Medical Centre	01227 795130
Estuary View Medical Centre	01227 284300
Kent and Canterbury Hospital	01227 766877

### Education

Primary Schools:	
Blean Primary	01227 471254
St Mary's Catholic Primary	01227 272692
Swalecliffe Community Primary	01227 272101
Kings Junior	01227 714000
St Edmunds Junior	01227 475000
Kent College Junior	01227 762436
Secondary Schools:	
Simon Langton Grammar (Boys)	01227 463567
Simon Langton Grammar (Girls)	01227 463711
Barton Court Grammar	01227 464600
Kings School	01227 595501
Kent College	01227 475000
St Edmunds	01227 783231

### Entertainment

Marlowe Theatre	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266
Fordwich Arms	01227 286690
Sportsman Seasalter	01227 273370
East Coast Dining Room	01227 281180
Wheeler's Oyster Bar	01227 273311

### Local Attractions / Landmarks

Whitstable Harbour
Tankerton Slopes
Druid Stone Park
Wildwood Park
Whitstable Castle and gardens
Canterbury Cathedral
Canterbury Tales

# FINE & COUNTRY

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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.

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