



7a Sweechgate
Broad Oak | Canterbury | Kent | CT2 0QY

 FINE & COUNTRY



Step inside

7a Sweechgate

Set well back from the road, approached via a shared private drive, this striking mock Tudor residence was crafted in the 1980s using reclaimed period materials to achieve a sense of timeless character rarely found in homes of its era. Occupying a surprisingly spacious double plot totalling 0.97 acres it provides a rural oasis within easy reach of Canterbury, countryside and coast.

Entering the front door, the grandeur of the entrance hall is immediately apparent. This dramatic double height space, open to the galleried landing above, creates a memorable first impression and sets the tone for the generous proportions found throughout the home. From here, the layout flows naturally into the formal lounge and dining areas, rooms designed for both elegant entertaining and relaxed everyday living. The kitchen and adjoining utility room provide practical, well planned spaces with ample opportunity for modern enhancement, while the ground floor also accommodates four bedrooms and a further dedicated dressing room. One bedroom is currently arranged as a home office while another benefits from an ensuite shower room while also providing internal access to the annex, offering exceptional flexibility for multigenerational living or guest accommodation.

The galleried landing opens into a peaceful lounge area, creating a charming sanctuary ideal for reading, reflection or simply enjoying the architectural drama of the space around. This floor includes a separate WC, a well proportioned bedroom with its own dressing area, and the impressive main suite. The principal bedroom enjoys a spacious dressing room and a luxurious ensuite spa bathroom, forming a private retreat that elevates daily living into something indulgent and restorative.

The attached annex enhances the property's versatility, offering its own private entrance while still connecting seamlessly to the main house. Inside, it features a welcoming hallway, a useful boiler room, a bathroom and a fully equipped kitchen. The lounge and dining area has french doors which open directly onto the garden, allowing natural light to flood the space and creating a harmonious connection between indoor comfort and outdoor tranquillity. This self contained accommodation is ideal for extended family, guests or potential rental use, adding significant value and flexibility to the property.

The grounds are as impressive as the house itself, offering a rare combination of leisure, landscape and practical potential. A vast deck wraps around the rear of the property, creating an expansive outdoor living environment that feels both luxurious and inviting. At its heart lies a sunken swimming pool, perfectly positioned for summer enjoyment and framed by generous seating areas. A covered bar adds a touch of resort like charm, making this a standout setting for entertaining, relaxation and al fresco dining. From the deck, the space flows naturally into the front garden, where a patio and ornamental pond create a tranquil, picturesque focal point. Beyond this, the rear garden opens out into green areas and mature boundaries, offering privacy and plenty of potential.

Across the driveway, the second half of the plot reveals the property's more practical and equestrian friendly assets. Here, a large yard provides extensive parking and working space, complemented by a substantial barn, a paddock with mobile stables and another sizeable outbuilding. This area is ideal for those seeking equestrian facilities, hobby farming, storage or workshop space, giving the property a breadth of functionality rarely found in homes of this style.







Annexe



Seller Insight

“ Living in Broad Oak has given me the perfect balance of rural calm and convenience with easy access to the city, coast and wider countryside. The house offers so much flexibility for guests and family, and the plot allows for so many potential uses. I've loved the privacy, either as a quiet oasis with my horses or a great venue for parties around the deck, bar and pool but now it is time for me to move on and give someone else the opportunity to enjoy this unique locale.

The area is so convenient with local shops including a newsagents, coffee shop, butchers and Tesco Express and just down the road, Sturry features a pharmacy, post office, hairdresser and a convenience store plus the Kings Junior school, an Outstanding primary school, cricket club and a station where high speed trains to London take just over an hour. Fordwich sits on the river beyond, fantastic for walking or kayaking, and has two pub/restaurants including the Michelin Star Fordwich Arms.

There is an extensive retail park not far away and it is only a short drive or bus ride to the centre of Canterbury with its wide variety of historic UNESCO heritage site buildings, high street stores and individual shops, numerous restaurants, bars and the cinema as well as the Marlowe and Gulbenkian theatres and two stations. There are also excellent grammar and private schools, three universities, a further education college and the Kent cricket ground.

I also love how close I am to the sea, Whitstable's vibrant harbour, independent eateries, and famous oysters are only a short drive away, while Herne Bay offers a classic promenade, wide beaches, and beautiful coastal walks whenever I want a change of pace.*

Annexe



* 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:	
Sturry Station	0.7 miles
Canterbury West Station	3.7 miles
Dover Docks	20.5 miles
Gatwick Airport	70.1 miles
Charing Cross	64.7 miles

By Train from Sturry	
High-Speed St Pancras	1hr 8mins
Charing Cross	1hr 50mins
Victoria	1hr 50mins
Ashford International	28 mins

By Train from Canterbury West	
High-Speed St. Pancras	54 mins

Leisure Clubs & Facilities

Sturry Cricket Club	01227 713894
Westbere Frostbite Sailing Assoc	01227 830272
Mid Kent Fisheries (Westbere)	01227 730668
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Kingsmead Leisure Centre	01227 769818

Healthcare

Sturry Surgery	01227 710372
Northgate Medical Practice	01227 208556
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary Schools:	
Sturry Primary	01227 710477
Kings Junior	01227 714000
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600

Secondary Schools:	
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 762436
St Edmunds	01227 475000

Entertainment

Golden Lion	01227 710454
Fordwich Arms	01227 710444
George and Dragon	01227 710661
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266

Local Attractions / Landmarks

Wildwood Trust
Wingham Wildlife Park
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum



GROUND FLOOR

Entrance Hall	21'2 x 13'0 maximum (6.46m x 3.97m)
Lounge Area	18'10 x 13'0 (5.74m x 3.97m)
Dining Area	12'9 x 10'4 (3.89m x 3.15m)
Bedroom	11'6 x 10'4 (3.51m x 3.15m)
Bedroom	14'6 x 11'7 (4.42m x 3.53m)
En Suite Shower Room	11'5 x 5'9 (3.48m x 1.75m)
Bathroom	8'7 x 6'9 (2.62m x 2.06m)
Dressing Room	9'10 x 5'1 (3.00m x 1.55m)
Bedroom	13'0 x 7'5 (3.97m x 2.26m)
Bedroom/Office	12'11 x 7'3 (3.94m x 2.21m)
Kitchen	18'5 x 14'6 maximum (5.62m x 4.42m)
Utility Room	12'11 x 5'3 (3.94m x 1.60m)
Annexe Hallway	8'1 x 6'0 (2.47m x 1.83m)
Boiler Room	15'8 x 10'3 (4.78m x 3.13m)
Annexe Bedroom	11'0 x 5'6 (3.36m x 1.68m)
Annexe Kitchen	9'3 x 8'4 (2.82m x 2.54m)
Annexe Dining Area	9'2 x 8'10 (2.80m x 2.69m)
Annexe Lounge Area	17'9 x 10'11 (5.41m x 3.33m)

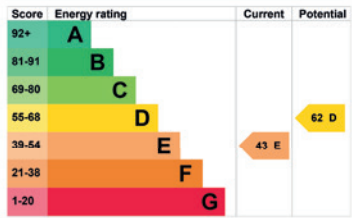
FIRST FLOOR

Mezzanine Landing	19'10 x 16'10 (6.05m x 5.13m)
Lounge Area	13'2 x 12'1 (4.02m x 3.69m)
Bedroom	12'1 x 6'11 (3.69m x 2.11m)
Dressing Area	
Separate Toilet	
Main Bedroom	18'1 x 17'2 (5.52m x 5.24m)
Dressing Area	12'11 x 5'11 (3.94m x 1.80m)
En Suite Bathroom	12'9 x 6'2 (3.89m x 1.88m)

OUTSIDE

Lodge Outbuilding	
Patio	
Deck	
Swimming Pool	
Bar	
Rear Garden	
Paddock	
Mobile Stables	35'2 x 11'4 (10.73m x 3.46m)
Driveway	
Barn	31'4 x 21'7 (9.56m x 6.58m)
Front Garden	
Pond	

Council Tax Band: F
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. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 01.06.2026



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