



Hook Farm
Grove | Canterbury | Kent | CT3 4BL



Step inside

Hook Farm

Set within 3.5 acres of idyllic Kentish countryside, Hook Farm is a distinguished period residence believed to date back to the 1800s, offering a rare blend of heritage architecture, refined modern comfort, and exceptional equestrian style facilities. Surrounded by rolling farmland and uninterrupted rural scenery, this remarkable home delivers both grandeur and tranquillity in equal measure.

Approached via a long, winding private driveway, the property reveals itself gradually, opening onto a vast hardstanding area with generous space for multiple vehicles and effortless turning. The entrance porch leads directly into a versatile home office, perfectly positioned for privacy and productivity.

The main living spaces, the dining room and sitting room — are beautifully proportioned, each enjoying double aspect windows that fill the rooms with natural light. Both feature log burners set within striking period fireplaces, creating warm, inviting spaces ideal for entertaining or quiet evenings at home.

The kitchen blends contemporary styling with a subtle nod to the home's heritage. A sleek breakfast bar offers relaxed dining, while integrated appliances ensure a seamless, uncluttered aesthetic. It's a space designed for both everyday living and hosting with ease.

Upstairs, the property offers five well appointed bedrooms. The principal bedroom enjoys its own en suite, creating a private retreat, while bedrooms 2 and 3 benefit from a thoughtfully designed Jack & Jill bathrooms, both with access to the landing also. Ideal for family living or guest accommodation. Each room captures views across the gardens, paddocks, or surrounding countryside.

Hook Farm sits within a beautifully maintained 3.5 acre plot, comprising two large paddocks, a wrap around formal garden, and a charming orchard of mature apple trees. The surrounding farmland and countryside create truly breathtaking scenery, with uninterrupted views in every direction.

The estate includes an impressive collection of outbuildings, offering exceptional versatility. One substantial building incorporates a double garage, double car port, and stable. A second outbuilding provides two additional stables, a tack room, and a large garage/workshop, ideal for vehicles, machinery, or creative pursuits. Additionally, an open barn benefits from planning permission to be replaced with a four bay oak framed barn featuring two rooms above, full details available via Canterbury City Council, reference CA/26/00455.

With its origins in the 19th century, extensive grounds, and beautifully balanced mix of period charm and modern living, Hook Farm stands as a truly luxurious rural residence, a home offering privacy, character, and endless possibilities in one of Kent's most picturesque settings.







Seller Insight

“Living at Hook Farm has offered a lifestyle defined by peace, beauty, and convenience. Set within the tranquil hamlet of Grove, the property enjoys some of Kent's most picturesque countryside, with rolling farmland, open skies, and uninterrupted views that change beautifully throughout the seasons. The sense of privacy here is exceptional, yet the location remains wonderfully connected to everyday amenities and travel routes, making it an ideal balance of rural calm and practical living.

One of the greatest pleasures of this area is the abundance of high quality local produce. Within a short drive are several excellent local farm shops offering fresh fruit, vegetables, artisan breads, Kentish cheeses, and seasonal meats. Many are family run, with a focus on traditional farming methods and sustainability, making weekly shopping feel both wholesome and enjoyable.

The nearby villages provide everything needed day to day, with charming village shops offering essentials and friendly service. Local butchers supply high quality meats and speciality cuts, and the sense of community in these small shops has always been one of the most rewarding aspects of living here. It's a place where people know each other, and where shopping feels personal rather than transactional.

Despite its rural setting, Hook Farm is exceptionally well connected. Canterbury is only a short drive away and offers two mainline stations with excellent links to London. Canterbury West provides the High Speed service to London St Pancras, making commuting fast and reliable, while Canterbury East offers additional routes into the capital and across Kent. Road connections are equally convenient, with easy access to the A2, M2, and wider motorway network. Whether travelling for work, leisure, or family visits, the location has always made journeys straightforward.

Families benefit from a strong selection of local schools, including well regarded primary and secondary options in the surrounding villages. Canterbury itself is home to several outstanding independent schools, grammar schools, and academies, ensuring excellent educational opportunities within easy reach. This has always been a major advantage for those seeking both countryside living and access to top tier schooling.

Life at Hook Farm has been defined by its surroundings, morning walks through open fields, peaceful evenings overlooking farmland, and the simple pleasure of picking apples from the orchard. Yet within minutes, you can reach shops, schools, restaurants, and transport links. It is a rare combination: true rural tranquility without compromise, and a location that has offered us comfort, convenience, and an exceptional 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:	
Wickhambreaux	2.2 miles
Bekesbourne Station	5.1 miles
Canterbury	6.6 miles
Channel Tunnel	21 miles
Dover Docks	21 miles
Gatwick Airport	74 miles
Charing Cross	72 miles
By Train from Canterbury West	
High-Speed St. Pancra	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins
By Train from Canterbury East	
Charing Cross	1h 55mins
Victoria	1h 33mins
Dover Priory	20 mins
Bekesbourne to Canterbury East	4 mins
Bekesbourne to Canterbury West	25 mins

Leisure Clubs & Facilities

Polo Farm Sports Club
Canterbury Golf Club
Littlebourne Cricket Club
Kingsmead Leisure Centre

Healthcare

St. Peter's Surgery
Broadstairs Medical Practice
Mocketts Wood Surgery
QEQM Hospital

Education

Primary Schools:
Secondary Schools:
Wickhambreaux Primary
St Thomas's Catholic Primary
Kent College Junior
St Edmunds Junior
Kings Junior

Secondary Schools:
Simon Langton Girls Grammar

01227 769159
01227 453532
07930391479
01227 769818

01843 608860
01843 608836
01843 862996
01843 225544

01227 721300
01227 462539
01227 762436
01227 475600
01227 714000

01227 463711

Simon Langton Boys Grammar
Barton Grammar
King's School, Canterbury
Kent College
St Edmunds

01227 463567
01227 464600
01227 595501
01227 763231
01227 475600

Entertainment

The Red Lion
Marlowe Theatre, Canterbury
Gulbenkian Theatre
Abode Hotel
The Rose
Duke William

01227 722571
01227 787787
01227 769075
01227 766266
01227 721763
01227 721308

Local Attractions / Landmarks

Stodmarsh Nature Reserve
Howletts Animal Park
Wingham Wildlife Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum





GROUND FLOOR

Porch	
Home Office	17'9 (5.41m) x 14'1 (4.30m) narrowing to 11'8 (3.56m)
Boot Room	10'4 x 10'0 (3.15m x 3.05m)
Inner Hall	
Utility/Cloakroom	
Kitchen/Breakfast Room	13'1 x 13'0 (3.99m x 3.97m)
Side Porch	
Dinning Room	17'8 (5.39m) narrowing to 13'8 (4.17m) x 16'8 (5.08m)
Sitting Room	18'6 x 13'8 (5.64m x 4.17m)

FIRST FLOOR

Loft Space	17'9 x 3'2 (5.41m x 0.97m)
Landing	
Principal Bedroom	13'3 x 11'2 (4.04m x 3.41m)
En Suite Shower Room	
Bedroom 4	13'4 x 10'9 (4.07m x 3.28m)
Bedroom 5	13'4 x 9'0 (4.07m x 2.75m)
Bedroom 2	13'5 x 13'4 (4.09m x 4.07m)
Jack & Jill Shower Room	
Bedroom 3	14'2 (4.32m) narrowing to 12'5 (3.79m) x 10'7 (3.23m)
Jack & Jill Bathroom	10'9 x 6'8 (3.28m x 2.03m)

OUTBUILDING 3

Tack Room	12'1 x 6'5 (3.69m x 1.96m)
Garage/Workshop	31'7 x 18'4 (9.63m x 5.59m)
Stable 1	12'0 x 11'8 (3.66m x 3.56m)
Stable 2	12'0 x 11'9 (3.66m x 3.58m)

OUTBUILDING 1

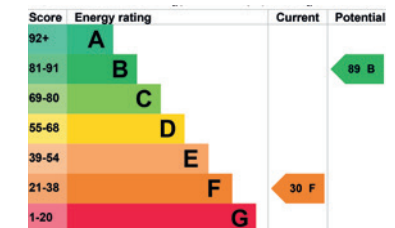
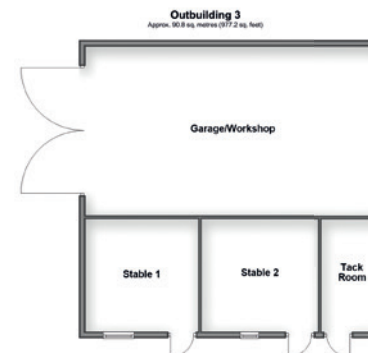
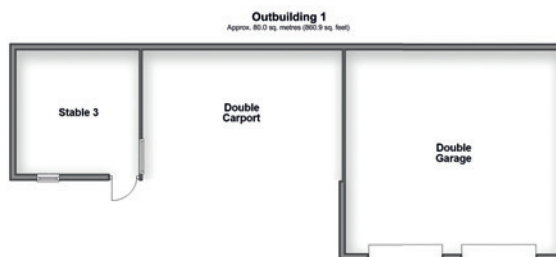
Double Garage	21'9 x 20'5 (6.63m x 6.23m)
Double Car Port	
Stable 3	12'9 x 12'8 (3.89m x 3.86m)

OUTBUILDING 2

Barn	29'2 x 27'9 (8.90m x 8.46m)
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OUTSIDE

Garden	
Driveway	
Car Park	
Paddock 1	
Paddock 2	
Boiler Room	10'3 x 7'4 (3.13m x 2.24m)
Store Room	9'7 x 8'4 (2.92m x 2.54m)
Double Garage	20'3 x 15'5 (6.18m x 4.70m)



Council Tax Band: G
Tenure: Freehold

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