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Denley Hall, Seasalter Road, Graveney ME13 9ED

5 BEDROOMS | 5 BATHROOMS | 3 RECEPTIONS











Denley Hall, Seasalter Road, Graveney ME13 9ED

- A Magnificent Detached Country Residence
- Built In 2012 To A Particularly High Standard
- Spectacular Architectural Design Features
- Almost 4,000 Sq. Ft Of Beautifully Appointed Accommodation
- Set Within Approx. 2.5 Acres Of Gardens & Grounds
- Excellent Potential For Equestrian Use
- Far Reaching Views Over Surrounding Countryside
- Double Garage With Office & Vast Room Above

An exceptional contemporary country residence occupying a magnificent setting amidst the beautiful North Kent countryside, with breathtaking views across the surrounding marshes towards the coast.

Built in 2012 and subsequently enhanced to an impressive specification, Denley Hall combines striking architectural design, expansive accommodation and beautifully landscaped grounds, creating an outstanding family home in a wonderfully peaceful setting.

Situated on the outskirts of the desirable village of Graveney, between the historic market town of Faversham and the fashionable coastal town of Whitstable, the property enjoys an enviable rural position whilst remaining within easy reach of excellent amenities, highly regarded schools and convenient transport connections. Set within approximately 2.5 acres of established gardens and grounds, Denley Hall offers an exceptional sense of space and seclusion.

Extending to almost 3,500 sq. ft., the beautifully proportioned accommodation within the main house is arranged over three floors and has been thoughtfully designed to maximise natural light, with impressive reception rooms, generous bedroom suites and extensive glazing framing the magnificent surrounding countryside.

The handsome exterior combines traditional architectural influences with contemporary detailing, creating a substantial yet elegant country residence. Approached through an impressive entrance and along a sweeping driveway, the property enjoys a commanding presence, complemented by landscaped gardens, extensive parking and a newly constructed detached triple garage with a 28 ft room above.

Internally, the accommodation is equally impressive, with beautifully appointed interiors, generous ceiling heights and a wonderful sense of light and space throughout.









Contemporary finishes sit comfortably alongside more traditional features, whilst expansive windows and bi-fold doors create a seamless connection between the principal living spaces and the surrounding gardens. The property also incorporates a number of energy-efficient and practical features, including underfloor heating supplied by a ground source heat pump, a rainwater harvesting system and water softener. Additional enhancements include a comprehensive external lighting scheme, security alarm, CCTV surveillance and an internal fire suppression system.

The welcoming entrance leads into a spectacular double-height reception and dining hall, an impressive architectural centrepiece featuring a wood-burning stove and a magnificent galleried landing above. This wonderfully versatile space provides an elegant setting for both formal entertaining and everyday family life.Further reception accommodation includes a beautifully proportioned sitting room and a separate television room, offering a choice of comfortable spaces in which to relax, entertain or enjoy the peaceful surroundings.

The substantial kitchen/breakfast room forms another focal point of the home, beautifully appointed with contemporary cabinetry, elegant quartz worktops and a comprehensive range of integrated Siemens appliances. Dual-aspect bi-fold doors provide an abundance of natural light and open onto the gardens, creating an exceptional environment for informal dining and entertaining. Completing the ground floor accommodation are a cloakroom, utility room and practical boot room, providing excellent functionality for the demands of modern country living.

An impressive galleried landing overlooks the reception hall and leads to three generous double bedrooms, each benefiting from its own en-suite facilities. The principal bedroom suite is particularly spacious, incorporating a dedicated dressing room and beautifully appointed bathroom, creating a luxurious private retreat. A further family bathroom completes the first-floor accommodation. The second floor provides two additional double bedrooms and a bathroom, offering wonderfully flexible accommodation for guests, older children or extended family members. These rooms also lend themselves to alternative uses, including home working or recreational space.

OUTSIDE:

Denley Hall occupies a magnificent rural setting within approximately 2.5 acres of established gardens and grounds, enjoying far-reaching views across the beautiful North Kent Marshes and surrounding countryside. The property is approached through an impressive entrance, with a sweeping driveway providing extensive parking, leading to a double garage with a ground floor office and vast room above, ideal for use as a gym, a cinema room or even a guest annexe. Between the office and the first floor room, this provides an additional 550 sq. ft of accommodation which complements the main house.







The gardens have been thoughtfully landscaped to provide a harmonious balance between formal lawns, established planting and more natural areas of the grounds. Mature trees, attractive borders and an orchard contribute to the property's peaceful rural character, whilst the extensive lawns offer wonderful opportunities for outdoor entertaining, recreation and family enjoyment.

Beyond the principal gardens, the grounds incorporate paddock areas, providing additional versatility for those seeking a country lifestyle with space for a variety of outdoor pursuits. The combination of beautifully maintained gardens, generous grounds and magnificent countryside views creates an exceptional outdoor environment, perfectly complementing the scale and quality of the residence.

SITUATION:

Denley Hall is situated in the picturesque village of Graveney, an attractive rural community surrounded by the beautiful landscapes of the North Kent Marshes, approximately 2.5 miles from Whitstable and just a mile from the coast. This peaceful corner of Kent is particularly celebrated for its expansive skies, rich wildlife and unspoilt countryside, with a wonderful network of footpaths and quiet country lanes providing opportunities for walking, cycling and exploring the surrounding landscape.

Graveney retains a traditional village atmosphere, with its historic parish church, village primary school and public house contributing to a strong sense of community. The surrounding countryside forms part of an important coastal landscape, renowned for its natural beauty and diverse birdlife.









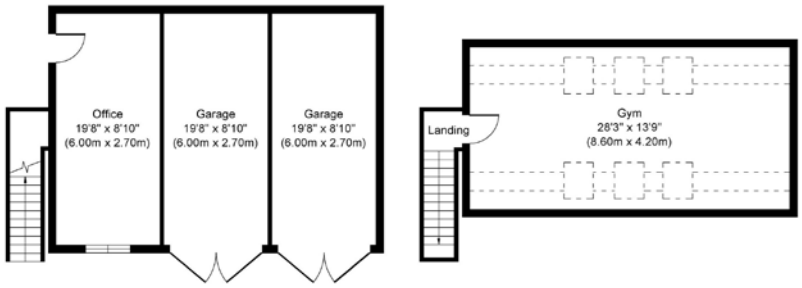

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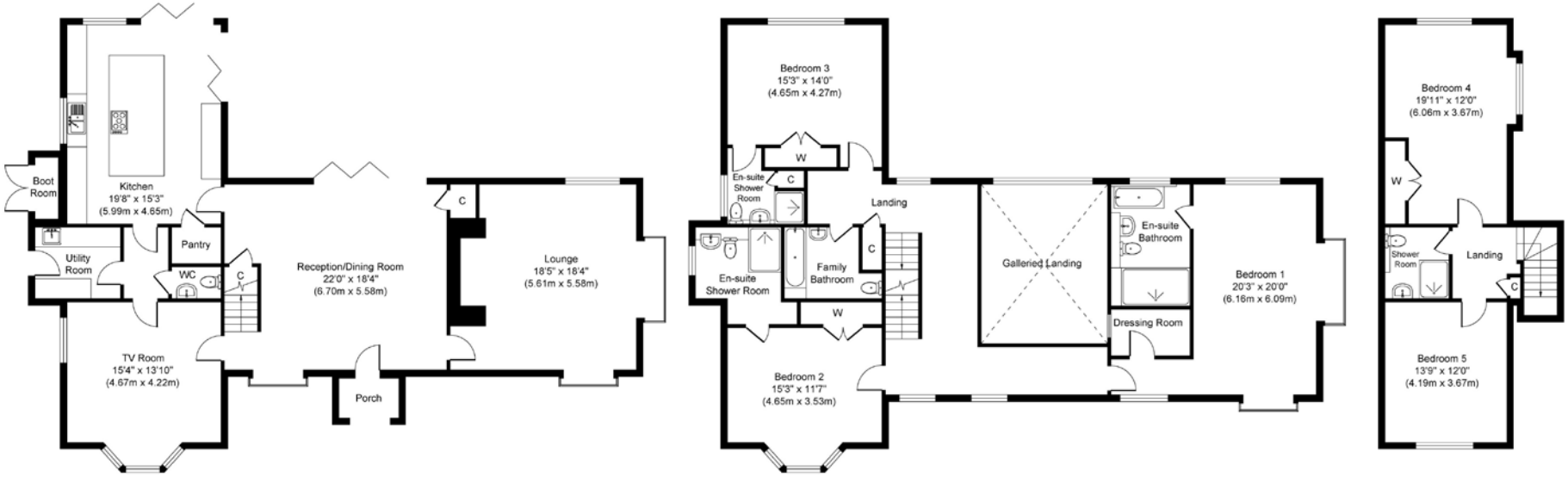






Outbuilding Ground Floor

Outbuilding First Floor



Ground Floor

First Floor

Second Floor

TOTAL FLOOR AREA: 4333 sq. ft (403 sq. m)
HOUSE: 3422 sq. ft (318 sq. m)
OUTBUILDING: 911 sq. ft (85 sq. m)

EPC RATING
C

COUNCIL TAX BAND
G

GENERAL INFORMATION
The property is served by underfloor heating with a ground source heat pump and private drainage.

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