

Now for sale
with no occupancy
restriction

HOBBS • PARKER



Lower Sweech Farm Sturry Nr Canterbury

DISTINCTIVE COUNTRY PROPERTY

Lower Sweech Farm

Sturry

Nr Canterbury, Kent CT3 4NG

A rare opportunity to acquire a well built modern farmhouse and detached annexe having good road access and set in grounds of 10 acres including gardens, field, lakes, farm buildings and large yard with potential for a number of uses.

Now for sale with no occupancy restriction.

Guide Price £995,000

Accommodation

House • Entrance Hall • Sitting Room with inglenook fireplace • Dining Room • Kitchen with Rayburn
Utility Room • Study • Lounge • Bath/Shower Room
(possible annexe) • 4 Bedrooms (2 en-suite)
Family Bath/Shower Room • Annexe • Double
Garage • Verandah • First Floor Studio Room
Provision for Bathroom

Gardens and Land

Extensive well kept lawned gardens • Long shingle
driveway and forecourt for house • Field • Lakes
Farm buildings • Stables • Yard with hard standing for
numerous vehicles

Communications

Canterbury - 3.5 miles • Herne Bay - 4.5 miles
A299 (M2) - 3 miles • High Speed trains - 5 miles





Situation

The entrance to Lower Sweech Farm is situated along the A291 just over a mile to the north of the village of Sturry and close to the village of Broad Oak. The property commands views over undulating countryside and over its own extensive grounds. The coastal towns of Herne Bay and Whitstable are within just a few miles and there is swift access to the Cathedral City of Canterbury with its cultural interests, retail opportunities and educational facilities including universities, colleges, state and independent schools including grammar schools for boys and girls.

Both the A2 and A299 dual carriageways connect with the M2 motorway network within just a few miles of Lower Sweech Farm.

Lower Sweech Farm

A modern detached farmhouse constructed in the late 1990's to the present owners' specification and accompanied by the later construction of a detached garage with living accommodation over.

The well designed accommodation combines four ground floor reception rooms with 4 good size bedrooms (2 en-suite) and it is thought that one end of the ground floor could be used as an integral annexe if required. Alternatively the accommodation over the garage also provides the same facility. The interior features many dual aspect rooms offering views over the gardens and grounds and undulating countryside beyond whilst there is a 'Rayburn' in the kitchen and inglenook fireplace in the sitting room complete with large multi fuel burning stove. The property is well insulated and double glazed.

Gardens

The farmhouse is surrounded by well kept gardens laid to lawns with pretty flower borders, clipped hedges and a shingle forecourt with long entrance driveway via metal gates. The driveway is flanked by further gardens including a productive vegetable and fruit garden.

The Land

Beyond the driveway is a large fenced pasture, with oak trees along the boundary, cut for hay on an annual basis but could be used for grazing if required.



Adjacent to the field is a recreational area of wonderfully undulating landscaped lawns arranged around two lakes filled with water lilies and edged with iris and reed beds, the lakes are picturesque and a haven for wildlife including moorhens, fish and numerous species of ducks.

The Yard

At the end of the driveway is a large area of hard standing providing space for numerous vehicles and storage.

In addition to a toilet block there are stables and an open fronted pole barn. There are also two large metal framed farm buildings constructed in the late 1980's measuring approximately 60' x 60' and 60' x 30' respectively.

Services

Mains water and electricity and drainage. Oil fired central heating. Broadband.

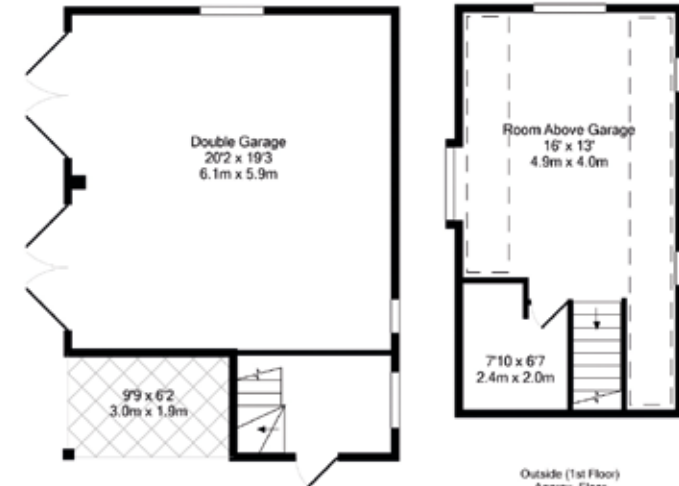
Planning

Previously, Lower Sweech Farm was subject to an Agricultural Occupancy Condition (AOC) contained within the planning permission dated 19th July 1989 reserving the occupation of the property for those solely or mainly employed in agriculture as defined in Section 290 of the Town & Country Planning Act 1971. This condition has recently been removed under application number CA/15/01519/VAR Canterbury City Council.

Viewing

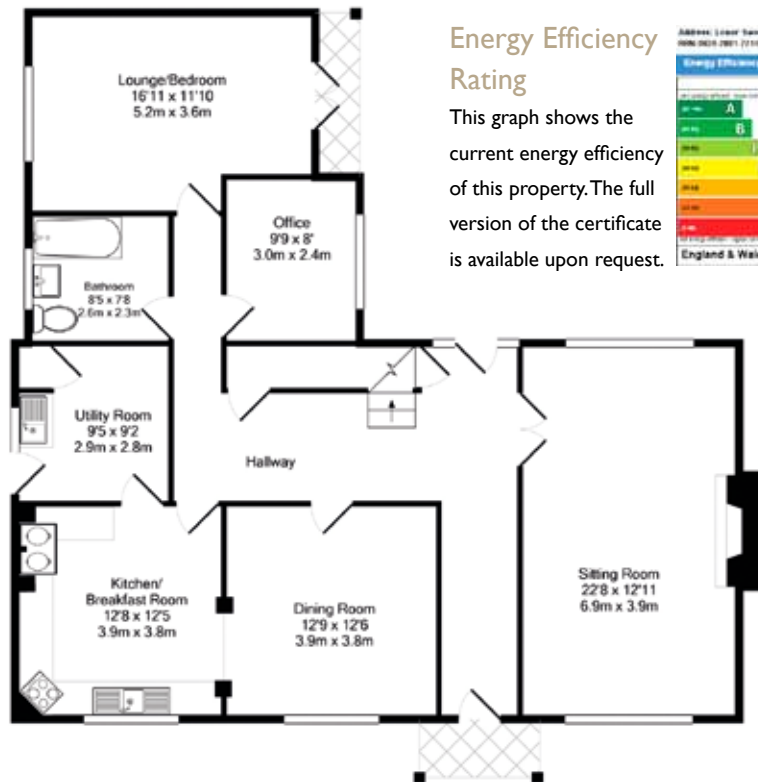
Strictly by appointment only (**Ref: C1121**)





Outside (1st Floor)
Approx. Floor
Area 310 Sq Ft.
(28.8 Sq.M.)

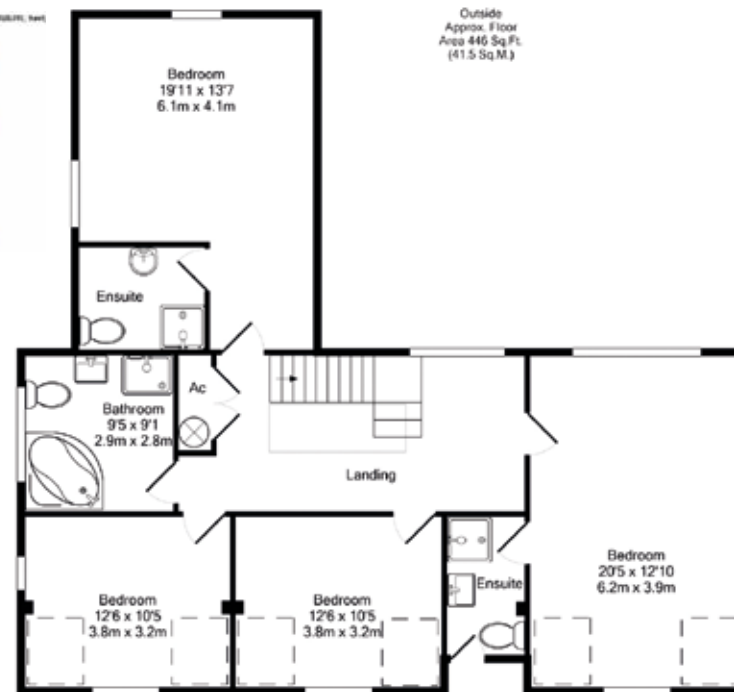
Outside
Approx. Floor
Area 446 Sq Ft.
(41.5 Sq.M.)



Ground Floor
Approx. Floor
Area 1363 Sq Ft.
(121.1 Sq.M.)

Energy Efficiency Rating

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



1st Floor
Approx. Floor
Area 1101 Sq Ft.
(102.2 Sq.M.)





Directions

From the M2 motorway proceed south beyond Junction 7 joining the A299 dual carriageway in the direction of Whitstable, Herne Bay and Margate. At the Herne Bay exit take the A291 via Herne towards Sturry and Canterbury.

The property will be found on the left hand

side of the road just prior to reaching the village of Broad Oak.

Alternatively, From Canterbury proceed along the A28 towards Sturry. At the railway crossing turn left towards Herne Bay along the A291 and just beyond Sweench Road (Broad Oak) look for the property on the right hand side just prior to descending the hill.



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Country Houses



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Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

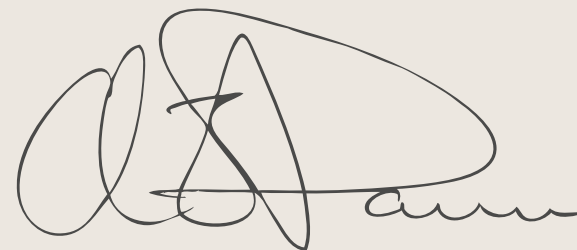
To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have 25 years of experience – the majority of which have been spent working specifically within the Country Houses market.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Country Houses, Ashford Homes, The Villages, Tenterden Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



Alex J Davies FNAEA MARLA

Director & Head of
Hobbs Parker Country Houses