



Applecroft

Church Lane, West Stourmouth
Canterbury, Kent CT3 1HT

An exceptionally well appointed 4/5 bedroom home set in its own land with equestrian facilities and beautifully situated in this highly sought after village which is surrounded by picturesque countryside not far from the River Stour.

About 5.60 acres

Guide Price £750,000

Accommodation

- Entrance • Kitchen (Granite surfaces) • Inner Hall
- Utility Room • Sitting Room • Conservatory
- 3 Possible Ground Floor Bedrooms (1 En-suite)
- Family Bathroom • 1st Floor Master Bedroom with Balcony and En-suite • Further Bedroom with En-suite WC • Double Glazed Windows • Solar Panels (hot water) • Planning Permission for Extension

Gardens

- Shingle Driveway with Plenty of Parking • 3 Bay Garage/Workshop • Studio/Games Room (with WC)
- Summerhouse • Kitchen Garden • Lawned Gardens

Equestrian Facilities

- Stable Yard • 5 Loose Boxes • Tack Room • Feed Room
- Shoeing Station • Storage Barn • Tractor Barn
- Ménage (150' x 70') • 3 Paddocks • Post & Rail Fencing





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Situation

Applecroft is found in a delightful setting at the heart of this well regarded East Kent village along a peaceful lane.



Village facilities are available at nearby Preston, Wingham and Ash. The Cathedral City of Canterbury with its shopping centre, cultural interests and range of educational establishments is only about 6 miles to the south west. The historic town of Sandwich, renowned for its period architecture and golf course, is only 6.5 miles to the south east.

Applecroft

Applecroft is a chalet style design house which provides a very flexible layout with bedroom accommodation on both the ground and first floors including a master bedroom on the upper floor with balcony and en-suite. The accommodation benefits from gas central heating and uPVC double glazed windows with solar panels providing a summer hot water supplement.

Planning permission has been granted and recently renewed for an extension (Planning reference: 18/00028, Dover.gov.uk)

Gardens & Grounds

The property is entered via a wide shingle driveway with wooden double gate and plenty of off-road parking for horse boxes and lorries. The driveway leads up to the house to an adjacent garage/workshop comprising 1 double garage with 2 single doors, single garage and a workshop. The workshop has electric power and water connected. Close by is a dedicated games room/studio with WC. Adjacent to the house there are lawned gardens with a sun deck, summerhouse and kitchen garden with greenhouses.

Equestrian Facilities

a) Stables: A stable yard with three 12' x 12' boxes, two 16' x 12' boxes and a central tack room.

There is a water supply, lighting and a good sized concrete yard. Feed/Tack Room, Storage Barn/Hay Store, Shoeing Area and nearby Tractor Barn.

b) Riding arena measuring approximately 150' x 70'

c) 3 paddocks with water and lighting.

Services

Mains water, electricity and gas, private drainage system. The solar panels provide a summer hot water heating supplement.

Directions

From Canterbury: Head due east out of Canterbury on the A257 towards Sandwich. Pass through the village of Wingham and bear left at the far end of the village towards Preston. Continue through the village of Preston and after about 3/4 mile turn left into Church Lane towards West Stourmouth. Applecroft will be found on the right hand side after about 0.3 mile.

From the M2: Continue at the end of the M2 motorway at Faversham onto the A299 towards Ramsgate. At the second roundabout take the A28 towards Canterbury. After approximately 1 mile turn left signposted Preston. Follow this road for about 2.5 miles and turn right into Church Lane as above.

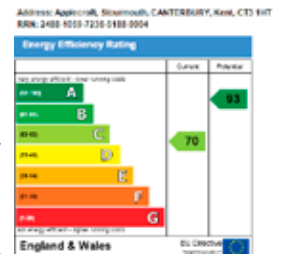
Viewing

Strictly by appointment only. If you would like to view this property please telephone our offices (**E507**)

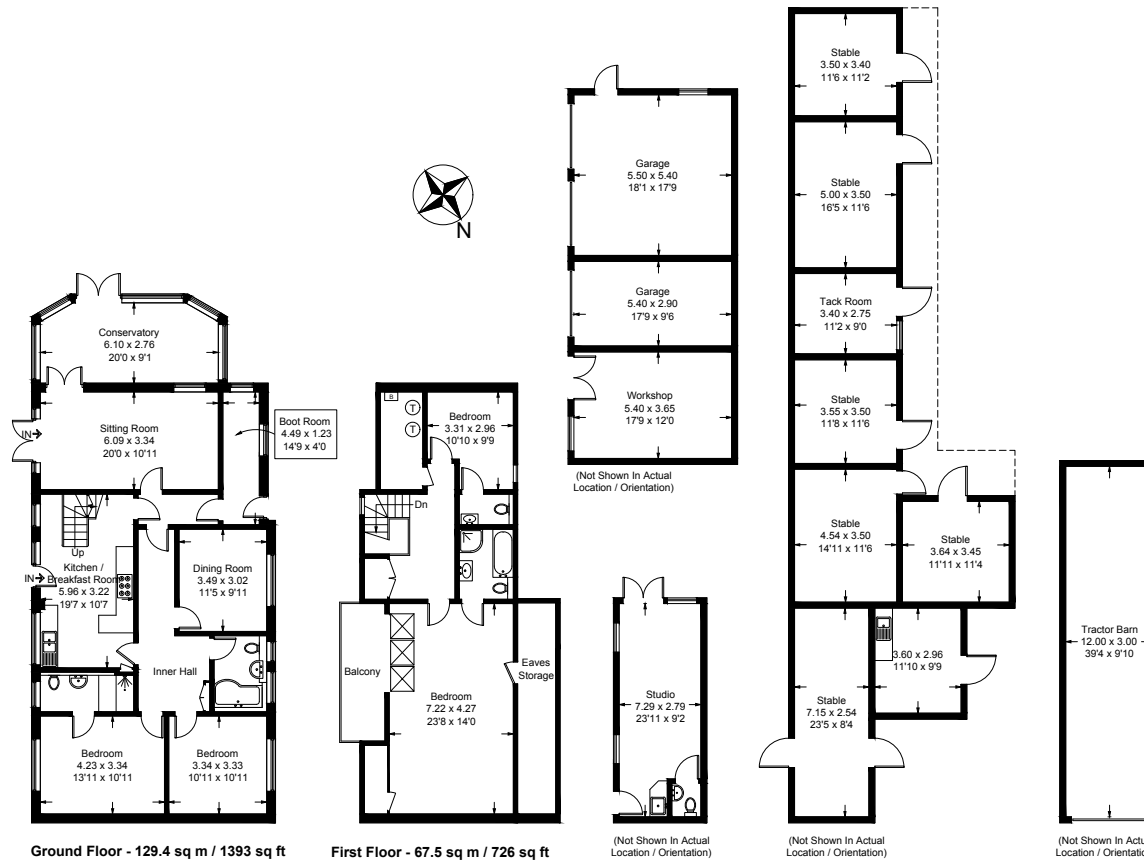


Energy Efficiency Rating

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



Applecroft, Church Lane, West Stourmouth



Approximate Gross Internal Area = 196.9 sq m / 2119 sq ft
 Outbuildings = 202.2 sq m / 2176 sq ft
 (Including Garages / Excluding Tractor barn)
 Total = 399.1 sq m / 4295 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID455660)

Equestrian Property

HOMES FOR HORSES AND RIDERS



HOBBS • PARKER
 Equestrian Property



Ashford Office
 Romney House
 Orbital Park
 Ashford TN24 0HB
 01233 506260

Tenterden Office
 9 The Fairings
 Oaks Road
 Tenterden TN30 6QX
 01580 766766

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.

Equestrian properties require specialist expertise and very specific marketing. 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 grew up owning and riding horses and have spent the best part of 25 years of my working life dealing with equestrian properties. I am definitely best placed to help in this respect.

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 Equestrian Properties, Country Houses, Ashford Homes, The Villages and Tenterden Homes 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.



James Hickman MRICS FAAV

Director & Head of
Hobbs Parker Equestrian Properties