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Freehold

£1,500,000

Diamond Farm,
Coxhill Road,
Sheperdswell,
Dover
CT15 7NE

Exclusive



- Approx 7 Acres
- Grade II Listed
- Barn With Potential
- Original Features
- Character Features
- Sought After Location
- Equestrian Interest
- Stunning Kitchen
- Gas Central Heating
- Superbly Presented

4x  2x  3x  224.50 SQM x 



This amazing 15th Century Grade II listed home, boasts spacious and superbly presented accommodation with a fine blend of modern styling and character features. Of equestrian interest the property is set within approx. 7 Acres of formal garden and four paddocks with 10 stables, hay barn / tack room and menage.

The property is located in a sought after semi rural location, yet within easy reach of local amenities as well as the Cathedral City of Canterbury and Dover which both offer a wide range of shopping, recreational and educational needs.

This most handsome home, offers a dual living arrangement in addition to a well equipped equestrian complex and holiday let potential.

On the ground floor, the front door opens to the entrance hall, which has attractive panelled walls and doors to the reception rooms. The sitting room has a feature fireplace, beamed ceiling, oak flooring and sash windows to the front. The dining room has a log burner, double aspect windows, glass reveal to the cellar and door to kitchen where there is a fine range of contemporary wall and base units, granite work surfaces, central island with breakfast area, vaulted ceiling and lantern light, inset sink, plus integrated appliances including oven, coffee dispenser and water softener. There are bi-fold doors opening to the patio and door to the boot room.

Stairs from the kitchen lead down to the wine cellar which has beautiful flint and stone walls and door to the side.

Continuing from the ground floor there is a further lounge room with a range of built in cupboards and adjacent shower room which houses a modern suite. There is a separate staircase leading to a beamed bedroom making this area of the home an ideal dual living area.

On the first floor of the main house the landing opens to the bedrooms and bathroom. The main bedroom has exposed wall and ceiling beams, sash window to the front and a range of built in cupboards. The second bedroom also has exposed timbers and window to the front. The third bedroom / study



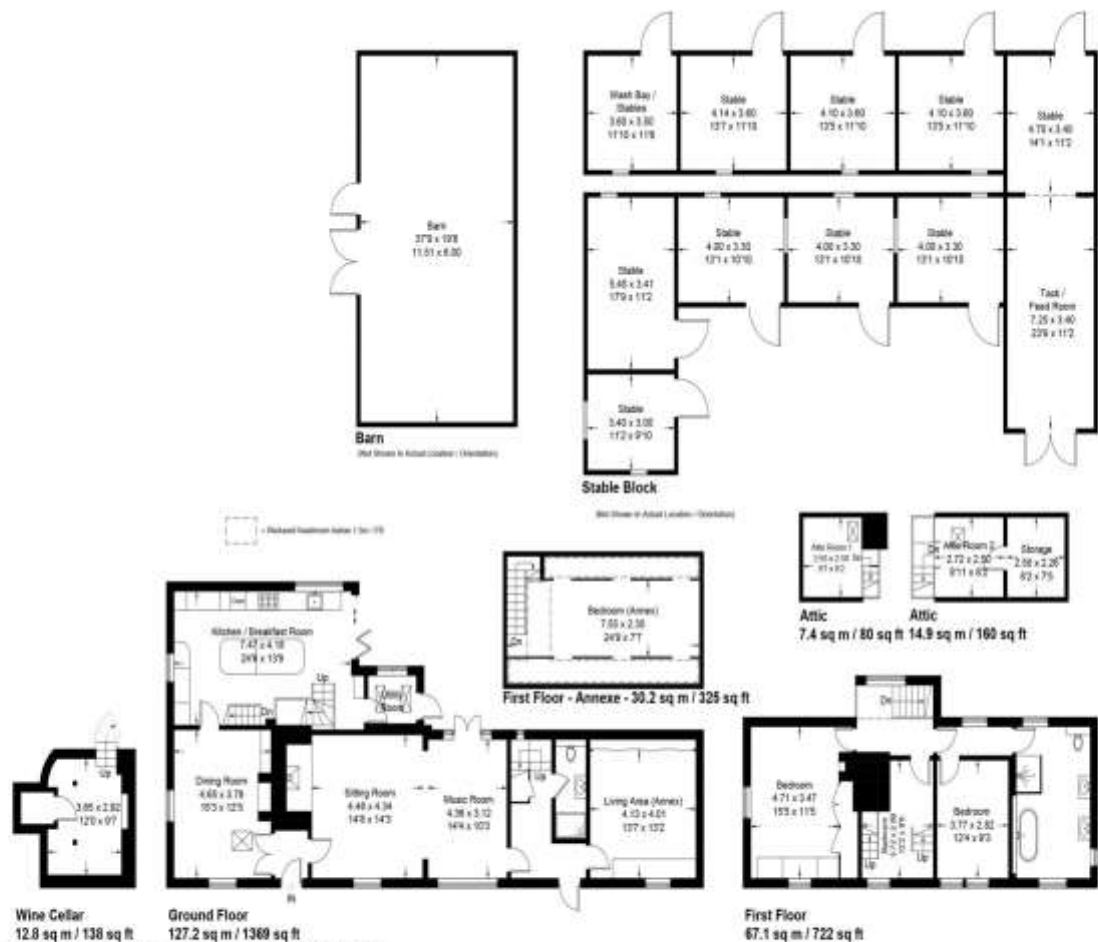


has a sash window to the front and two staircases giving access to the loft rooms and attic store. The amazing family bathroom houses a superb suite with free standing bath, two vanity sink units, w.c and steam room double shower cubicle.

Outside the property is approached by a gated entrance leading to the driveway which sweeps up to the stable complex. There is stabling for 10, plus hay barn / tack room, menage and four paddocks plus a two bedroom mobile home and residential Portakabin and above ground heated swimming pool. The formal gardens are banked and laid to lawn with various shrubs and trees. There is an attractive decked seating area with rock waterfall providing a pleasant entertaining space. The detached barn to the front had planning permission to convert to a three bedroom holiday home with building work started FP/04/01999 and 03/01520 source Dover district council planning portal.

This stunning period home is waiting to be viewed, contact us today!





Approximate Gross Internal Area = 224.5 sq m / 2416 sq ft
 Wine Cellar = 12.8 sq m / 138 sq ft
 Attic = 22.2 sq m / 240 sq ft
 Stable Block = 171.1 sq m / 1842 sq ft
 Barn = 69 sq m / 743 sq ft
 Total = 499.6 sq m / 5379 sq ft
 (Including Annex)

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. (ID707535)



Main House

Sitting Room - 4.48m x 4.34m (29'0" x 14'3")

Music Room - 4.36m x 3.12m (14'4" x 10'3")

Dining Room - 4.65m x 3.78m (15'3" x 12'5")

Kitchen - 7.47m x 4.18m (24'6" x 13'9")

Bedroom - 4.71m x 3.47m (15'5" x 11'5")

Bedroom - 3.72m x 2.89m (12'2" x 9'6")

Bedroom - 3.77m x 2.82m (12'4" x 9'3")

Attic Room 1 – 2.93m x 2.50m (9'7" x 8'2")

Attic Room 2 – 2.72m x 2.50m (8'11" x 8'2")

Annexe

Living Room - 4.13m x 4.01m (13'7" x 13'2")

Bedroom – 7.55m x 2.30m (24'9 x 7'7")





Directions

Proceed out of Canterbury on the A2 towards Dover for approximately 10 miles. At the traffic lights turn left following the sign for Sheperdswell and Eythorne. Proceed along Coxhill Road and the property will be on your right-hand side after the "S" bend.

Viewing

Strictly by appointment with Evolution Properties office in:

Ashford on 01233 501601

4 Oak Trees Business Park, Orbital Park, Ashford, TN24 0SY

Email: ashford@evolutionproperties.co.uk

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