



The Peak  
Covet Lane, Kingston, Canterbury, CT4 6HU  
£825,000

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# The Peak

Covet Lane, Kingston, Canterbury

An equestrian property set in superb grounds of approx. 4.36 acres with various outbuildings and heated swimming pool.

## Situation

The property is situated in the ever popular rural village of Kingston. The village boasts its own community hall, ancient church and a popular public house/restaurant. Nearby villages, such as Barham and Bridge, further cater well for one's every day needs, including a bowls club, award winning village shop/post office, restaurants, public houses, doctors surgery and an excellent primary school. Located in the heart of the Kent Downs Area of Outstanding Natural Beauty there is a wealth of public footpaths, bridle ways and cycle routes on one's doorstep. A bus service gives access to the historic cathedral city of Canterbury, to the north, and, to the south, the Channel Tunnel town of Folkestone and Ancient Cinque Port Town of Hythe on the coast. These offer an eclectic and diverse range of shopping, recreational and educational facilities including both Grammar Schools and Universities; together with high-speed rail services to London, with the travel time to St Pancras being some 60 minutes. The nearby Port of Dover and Folkestone Eurotunnel give direct and easy access into Europe.

## The Property

This detached two-bedroom bungalow was built around 1945 and has been in the same occupation since 1977. It is generous in size and has allowed their growing family the opportunity to enjoy rural living at its best.

The property itself, does now require some updating and modernisation, it could also be extended subject to any necessary planning consents etc. There is a three-bedroom static home positioned within the grounds, having surprisingly spacious accommodation, as well as a delightful cabin style summer house with a decked veranda.

## Outside

The Peak is approached via a long driveway with plenty of parking and turning space for domestic vehicles and horse boxes etc. as well as a double garage. All set-in extensive grounds with the main gardens interspersed with mature shrubs, trees and a vegetable garden. Added to the property in 1984 is a super in ground heated swimming pool situated at the side of the property with a changing room, pool store and boiler house. The equestrian facilities consist of; large stable block with a variety of sized stables and store rooms, as well as an attached barn/tractor shed which has excellent storage for hay, as well as possible usage as a horse shelter. The land itself, is currently divided into numerous fenced paddocks of differing sizes.

## Services

All mains' services are understood to be connected. Gas central heating. Solar heating provides heat for the water only. The static home has its own private drainage.

## Local Authority

Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

## Tenure

Freehold

**Current Council Tax Band: E**

**EPC Rating: D**

## Agents Note

There is a public right of way across the paddock.

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

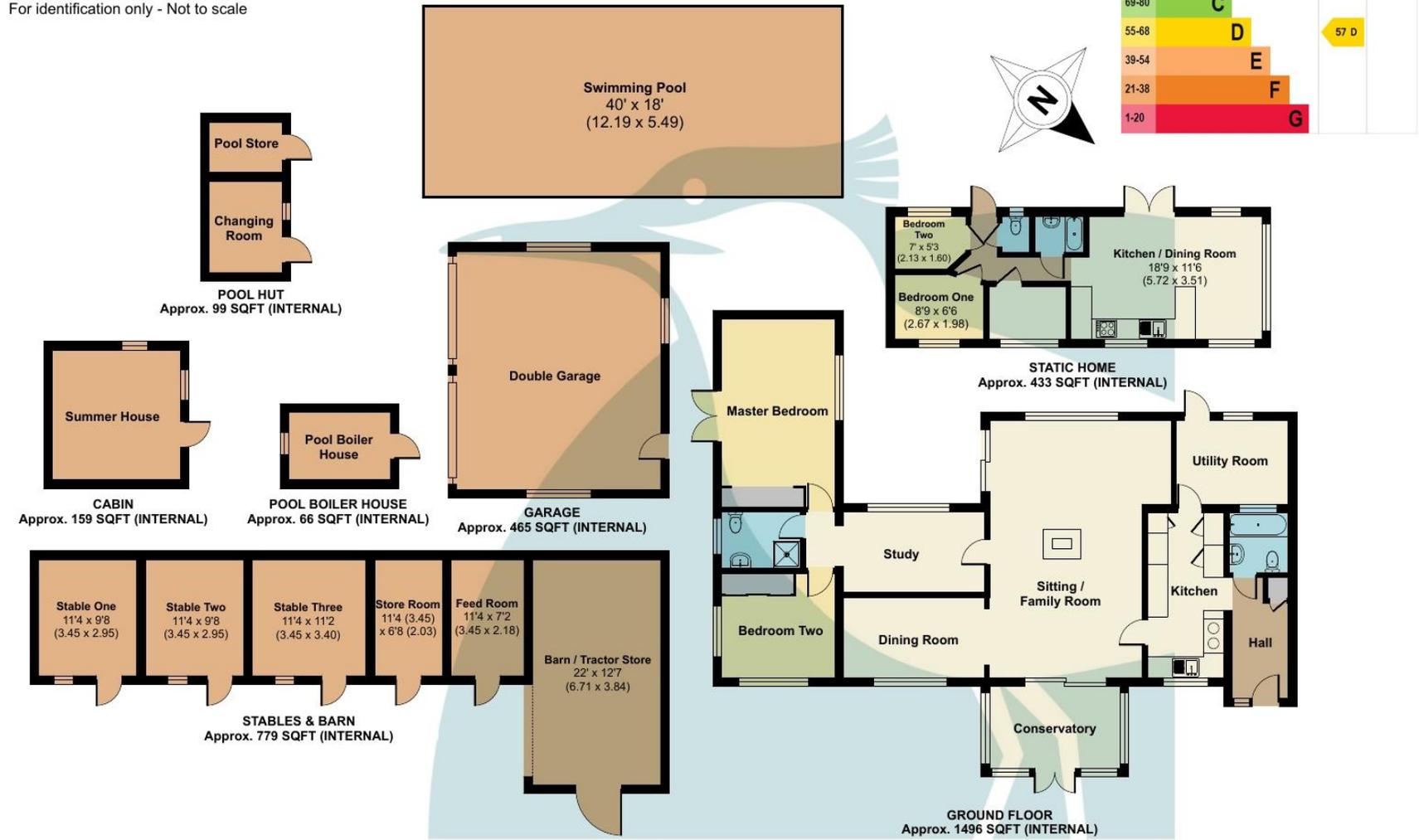


To view this property call Colebrook Sturrock on **01303 840422**

Total Approximate Area = 3066 sq ft / 284.8 sq m (includes garage & outbuildings)

Static Home = 433 sq ft / 40.2 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

### Entrance Hall

### Sitting / Family Room

25' 1" x 17' 10" (7.64m x 5.43m)

### Dining Room

13' 6" x 7' 11" (4.11m x 2.41m)

### Kitchen

16' 1" x 7' 6" (4.90m x 2.28m)

### Utility room

11' 0" x 8' 2" (3.35m x 2.49m)

### Study

13' 6" x 7' 10" (4.11m x 2.39m)

### Master bedroom

18' 4" x 11' 2" (5.58m x 3.40m)

### Bedroom Two

11' 3" x 9' 9" (3.43m x 2.97m)

### Shower Room

### Bathroom

### Conservatory

12' 10" x 8' 0" (3.91m x 2.44m)

### Double Garage

23' 3" x 20' 1" (7.08m x 6.12m)

### Summer House

12' 8" x 12' 7" (3.86m x 3.83m)

### Static Home

Approx. 433 SQFT (see plan)

### Stables & Barn

Approx. 779 SQFT (see plan)

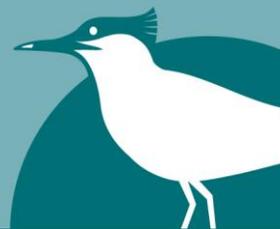
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.