



Oakhurst Court
Pean Hill | Whitstable | Kent | CT5 3AZ

FINE & COUNTRY

OAKHURST COURT



Step inside

Oakhurst Court

With the peace and quiet, stunning countryside and woodland views from every direction you can feel you are in the midst of rural Kent, yet this stunning residence is only a stone's throw from the main road between Canterbury and Whitstable, so is very conveniently located. Set amidst 11.19 acres of gardens, grounds and paddocks with a heated swimming pool, beautifully designed stable block and a full size, floodlit manège surrounded by post and rail fencing and hedges, so it is ideal for anyone with equestrian interests or, indeed, if you want to develop a small holding with sheep, goats, chickens and other animals such as alpacas. The property was originally built about 50 years ago but has been delightfully extended by the current owners and includes some charming internal features from a bygone era such as ornate coved ceilings, lighting roses and dado rails as well as beams in the kitchen.

A pair of very impressive pillars signal the entrance to a private road that leads to the main gates and a large in-and-out gravel driveway where you can park numerous vehicles and surrounded by beautifully manicured lawns and a border of mature trees and shrubs. This extended and immaculately presented property has immediate kerb appeal with its brick and cream exterior enhancing the solid wood framed windows, the varied roof lines and the high chimney stack as well as the attractive double wood and glass front door.

This leads to the outer hall that has a wide archway to the impressive double height reception hall with its guest cloakroom, wood panelling and solid wood staircase as well as views up to the U shaped galleried landing. There is a delightful country style kitchen with a four oven gas Aga, bespoke solid wood units and granite worktops housing a combi microwave, American fridge freezer, pull out larder, wine cooler and walk-in pantry. This is adjacent to the vast, triple aspect fitted utility room with laundry facilities and a family cloakroom as well as an external door to the rear garden, so this area is ideal for a 'clean up' after time spent with the horses or a muddy walk with the dog.

A very wide archway leads down steps from the kitchen to the gorgeous triple aspect family area with a seating and dining area. It provides not only a delightful, light and bright open plan feel but also has stunning views across the southerly aspect garden with its lower courtyard style patio, shrub beds and wildlife pond as well as the fields and Blean Woods Nature Reserve beyond. The views are particularly impressive through the three bi-fold doors that, when open, not only make you feel you have brought the lovely garden inside but they also offer an uninterrupted panoramic vista, while there are also French doors that open onto the wide terrace where you can enjoy outdoor entertaining.

Family and friends will be delighted to enjoy a meal in the spacious dining room with a wood surround fireplace, an electric 'log burner style' fire and where you can comfortably seat a dozen people. This has wide wood and glass French doors and full height side windows that open into the lovely dual aspect games room with its original wood flooring, full height windows and French doors to the driveway and, when the doors are open, it creates a stunning overall party space. There is a very useful study with French doors to the main terrace as well as a large and elegant dual aspect sitting room with an immense brick fireplace and Bressumer style solid wood beam incorporating a log burning stove as a wonderful focal point.

Off the spacious U-shaped galleried landing there is a delightful family bathroom with a stand-alone claw foot bath, separate shower and vanity basin and five double bedrooms with superb rural views. These include one with a set of three built in wardrobes, a guest room with an en suite shower and walk-in wardrobe and the triple aspect main bedroom with its charming box bay window and built in seat where you can sit and revel in the views as well as an en suite shower room and a walk-in wardrobe.

The beautifully designed and maintained gardens are mainly laid to lawn with attractive mature trees, shrub borders, charming shrub beds encircling the lower terrace and pond and a delightful summerhouse with a covered porch that is boarded and insulated and has lighting and electrics. This could always become a studio or an office for anyone who doesn't want to be disturbed by outside activities. There is also a very large barn and a discreetly hidden heated swimming pool with a pool room surrounded by a terrace and a high wall with steps up to the main terrace.

A pathway leads to an arch through to the stable block with its four stables, tack room and tea room as well as a very large double garage and workshop, hard standing and a gate to the road. This is adjacent to a small paddock area and the manège, while another gate from the road provides direct access to the main paddocks.











Seller Insight

“ We moved here some 26 years ago and it has been a wonderful place to bring up our family and over the years we have enjoyed entertaining guests and even had our son's wedding here in a marquee in the garden. We originally arrived with three children, two horses and two dogs and spent the first couple of months putting in the manège and the swimming pool and then extended the house with a two storey extension at the front to include the games room and master en suite bedroom while at the rear we extended the utility room and created the garden room. All this has provided a spacious family home which we love but now that all the children have 'flown the nest' and have their own families and the horses and dogs are no more, we feel it is time for us to downsize and hand over the baton to new owners with similar equestrian and country life interests. At the same time the property has potential for business activities as it could make a superb events venue and there could be the opportunity to create a four double bedroom barn conversion, subject to the appropriate permissions.

The location is great as we are only a couple of miles or so from Whitstable and about three miles from Canterbury while the nearby Blean primary school is rated Outstanding by Ofsted. Whitstable is a charming town full of individual shops, bars and restaurants as well as the harbour where you can buy the famous Whitstable oysters as well as a wide variety of other delicious fish. There is the Crab and Winkle route between Canterbury and Whitstable for cyclists and plenty of places to enjoy a walk with the dog. For golfing enthusiasts there is the Whitstable and Seasalter golf club that also includes 10 pin bowling, tennis and water sports and if you want more choice there is also the Chestfield Golf club, while sailors can join the Whitstable Yacht Club or the Tankerton sailing club.

Canterbury is a wonderful city with a wide variety of historic buildings, high street stores and individual shops as well as numerous restaurants, bars and the cinema as well as the Marlowe and Gulbenkian theatres and two stations including Canterbury West servicing the high speed train to St Pancras. There are also excellent grammar and private schools, three universities and a further education college and plenty of opportunities for sporting enthusiasts with the Kent cricket ground within walking distance as well as a golf club, sports club and swimming pool.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























Travel Information

By Road

| | |
|-------------------------|------------|
| Whitstable station | 2.7 miles |
| Canterbury West Station | 3.9 miles |
| Dover Docks | 23.6 miles |
| Channel Tunnel | 22.3 miles |
| Gatwick Airport | 65.3 miles |
| Charing Cross | 60.7 miles |

By Train from Whitstable

| | |
|-------------------------------|--------------|
| High-Speed St. Pancras | 1hr 15 mins |
| Canterbury | 31 mins |
| London Charing Cross | 1 hr 40 mins |
| London Victoria | 1hr 41 mins |
| Ashford | 1hr 32 mins |
| Canterbury West to St Pancras | 54 mins |

Leisure Clubs & Facilities

| | |
|------------------------------------|--------------|
| Whitstable and Seasalter Golf Club | 01227 272020 |
| Whitstable Yacht Club | 01227 272942 |
| Chestfield Golf Club | 01227 794411 |
| Whitstable Sports Centre | 01227 274394 |
| Whitstable Swimming Pool | 01227 772422 |

Healthcare

Whitstable Medical Centre
 Estuary View Medical Centre
 Kent and Canterbury Hospital

Education

Primary Schools:

Blean Primary
 St Mary's Catholic Primary
 Swalecliffe Community Primary
 Kings Junior
 St Edmunds Junior
 Kent College Junior

Secondary Schools:

Simon Langton Grammar (Boys)
 Simon Langton Grammar (Girls)
 Barton Court Grammar
 Kings School
 Kent College
 St Edmunds

01227 795130
 01227 284300
 01227 766877

01227 471254
 01227 272692
 01227 272101
 01227 714000
 01227 475000
 01227 762436

01227 463567
 01227 463711
 01227 464600
 01227 595501
 01227 763231
 01227 475000

Entertainment

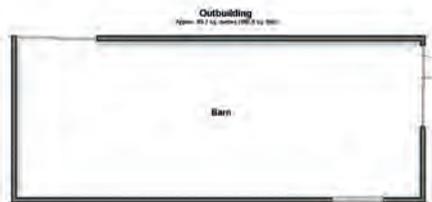
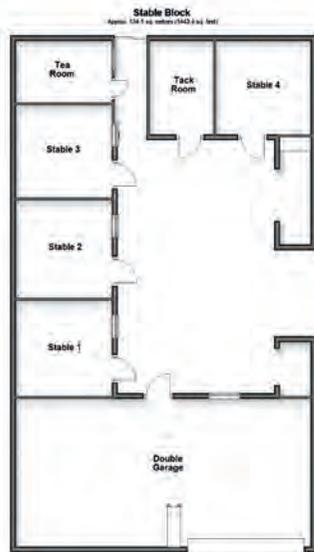
Marlowe Theatre
 Gulbenkin Theatre
 Abode Hotel
 Kathton at Tyler's Hill
 Fordwich Arms
 Sportsman Seasalter
 East Coast Dining Room
 Wheelers Oyster Bar

01227 787787
 01227 769075
 01227 766266
 01227 719999

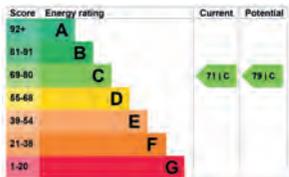
01227 273370
 01227 281180
 01227273311

Local Attractions/Landmarks

Whitstable Harbour
 Tankerton Slopes
 Druid Stone Park
 Wildwood Park
 Whitstable Castle and gardens
 Canterbury Cathedral
 Canterbury Tales



Council Tax Band: G
Tenure: Freehold
£ 2,750,000



GROUND FLOOR

| | |
|----------------|---|
| Entrance Porch | |
| Reception Hall | |
| Sitting Room | 25'2 x 16'0 (7.68m x 4.88m) |
| Study | 12'8 x 10'5 (3.86m x 3.18m) |
| Dining Room | 18'9 x 13'3 (5.72m x 4.04m) |
| Games Room | 18'9 x 17'1 (5.72m x 5.21m) |
| Kitchen | 17'2 maximum x 11'7 maximum (5.24m x 3.53m) |
| Family Area | 20'10 x 13'0 (6.35m x 3.97m) |
| Utility Room | 12'8 maximum x 11'0 (3.86m x 3.36m) |
| Larder | |

FIRST FLOOR

| | |
|----------------------|--------------------------------------|
| Galleried Landing | |
| Main Bedroom | 18'9 x 15'4 into bay (5.72m x 4.68m) |
| En Suite Shower Room | |
| Bedroom 2 | 14'8 x 13'5 (4.47m x 4.09m) |
| En Suite Shower Room | |
| Family Bathroom | 12'1 x 11'7 (3.69m x 3.53m) |
| Bedroom 5 | 14'1 x 8'5 (4.30m x 2.57m) |
| Bedroom 3 | 14'0 x 12'8 (4.27m x 3.86m) |
| Bedroom 4 | 16'1 maximum x 12'4 (4.91m x 3.76m) |

OUTSIDE

Rear Garden
Paddocks
Manege
Outdoor Heated Swimming Pool
Front Garden
In & Out Driveway
Hard Standing

STABLE BLOCK

| | |
|---------------|------------------------------|
| Double Garage | 35'6 x 17'5 (10.83m x 5.31m) |
| Stable 1 | 11'5 x 11'3 (3.48m x 3.43m) |
| Stable 2 | 11'9 x 11'5 (3.58m x 3.48m) |
| Stable 3 | 11'8 x 11'5 (3.56m x 3.48m) |
| Tea Room | 11'5 x 7'6 (3.48m x 2.29m) |
| Tack Room | 11'1 x 7'5 (3.38m x 2.26m) |
| Stable 4 | 11'5 x 11'1 (3.48m x 3.38m) |

OUTBUILDING

| | |
|------|------------------------------|
| Barn | 50'5 x 19'6 (15.38m x 5.95m) |
|------|------------------------------|



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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