EQUUS

Country & Equestrian

LITTLE PADDOCK

LITTLE PADDOCK, Maypole Lane, Hoath, Canterbury, Kent, CT3 4LL

A rare opportunity to acquire a charming detached cottage circa16th-17th century, set within 3 acres (*TBV) of paddocks and gardens in the rural hamlet of Hoath, near the city of Canterbury.
Owned by the same family for many years, the property now requires updating and refurbishment but offers significant scope for enhancement and potential further development, (subject to the necessary planning consents).

The accommodation comprises an entrance hall, fitted kitchen/breakfast room with walk-in pantry, ground floor family bathroom, sitting room, and two first-floor double bedrooms, one benefiting from an en suite cloakroom.

Externally, the property enjoys mature wraparound gardens with trees, shrubs, ornamental pond, and brick built well together with ample off-road parking, a detached brick built garage, former Nissen hut, and potential for equestrian use with space for stables and a riding arena,(subject to planning permission).

LOCATION & AREA AWARENESS

Situated in the charming village of Hoath, approximately 6 miles north-east of Canterbury, the property enjoys a peaceful semi-rural setting with convenient access to a range of local amenities. Hoath itself benefits from a village church and hall, a primary school, and a traditional public house. The surrounding countryside also offers direct access to scenic footpaths, bridleways and quiet country lanes, ideal for walking, cycling and horse riding.
The historic cathedral city of Canterbury provides an extensive range of shopping, leisure and cultural amenities, including the popular Whitefriars Shopping Centre, highly regarded schools, restaurants and entertainment venues.
The thriving coastal towns of Herne Bay and Whitstable are both within easy reach and offer attractive seafronts, independent boutiques, well-known retailers, supermarkets and a wide variety of cafés, restaurants and public houses. The area is also well served by a good selection of primary and secondary schools, along with healthcare facilities including doctors' surgeries and dental practices.
Westwood Cross Shopping Centre is also readily accessible, together with the revitalised seaside towns of Margate and Ramsgate, the latter being home to the country's only Royal Harbour.

Excellent transport links are available via the nearby A299 (Thanet Way), providing convenient connections to the M2 at Brenley Corner. High-speed rail services from Canterbury West reach London St Pancras in under an hour, while continental travel is easily accessible via the Port of Dover, Eurotunnel at Folkestone and Eurostar services from Ashford International.

LAND & GROUNDS

*The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold
PROPERTY TYPE: Detached
PROPERTY CONSTRUCTION:
NUMBER & TYPE OF ROOM/S: see attached floor plans.
PARKING: Private Drive parking for vehicles and h/boxes
FLOOD RISK: Zone1
TITLE NUMBER/S: K107465
LOCAL AUTHORITY: Canterbury City Council
TAX BAND: E
EPC RATING: Full ratings & advisories/estimated costs are now online at the .gov web site:
https://find-energy-certificate.digital.communities.gov.uk/
SERVICES
HEATING: Oil
SEWAGE: Mains Drainage
WATER SUPPLY: Mains
ELECTRICITY SUPPLY: Mains

HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:
www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk |

www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org
https://checker.ofcom.org.uk/en-gb/mobile-coverage
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics

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VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent
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W: www.equusproperty.co.uk
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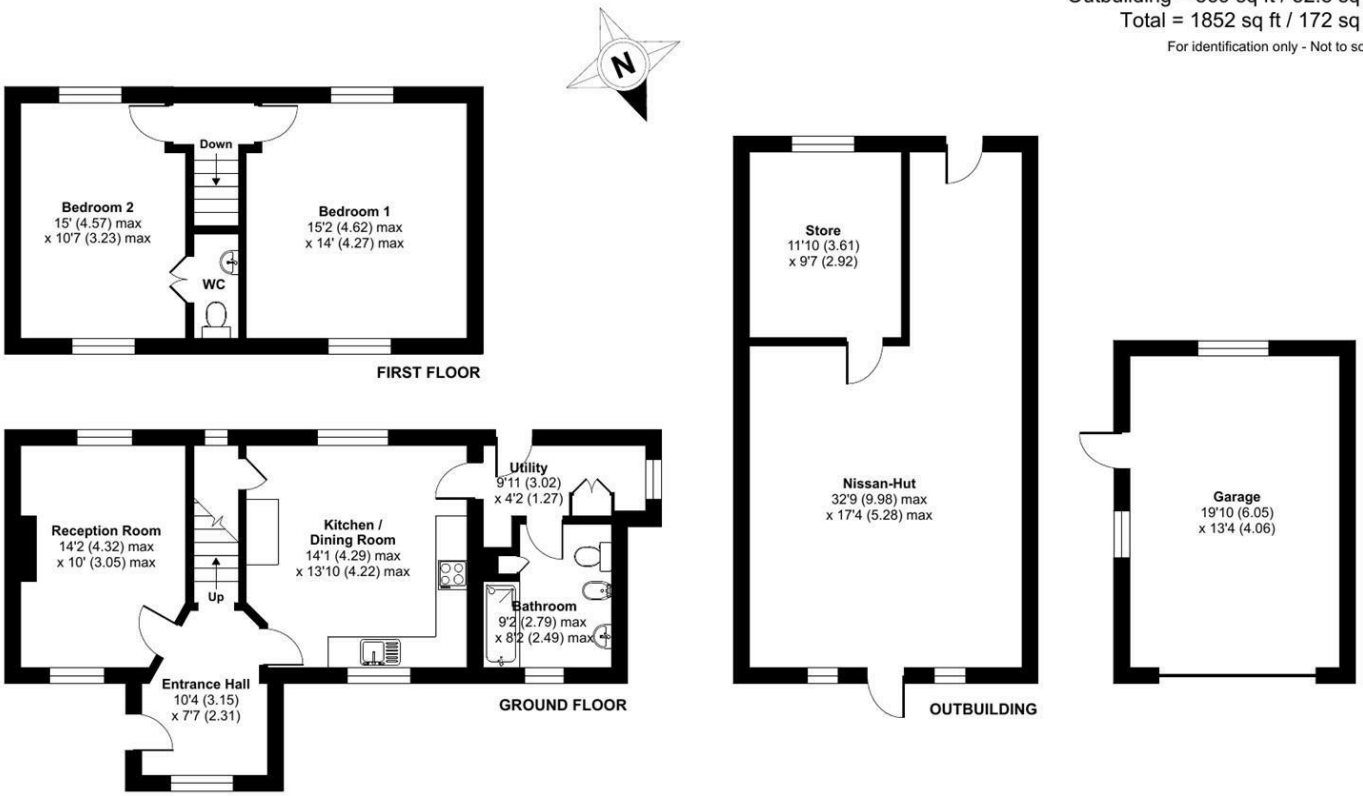
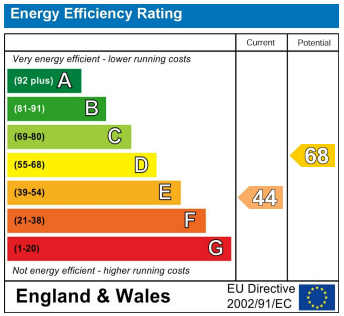
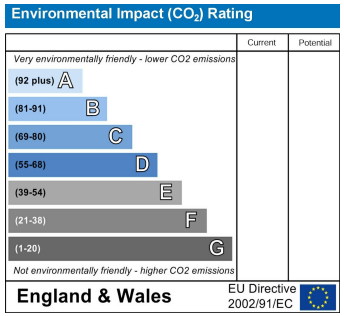
Guide price £720,000

Approximate Area = 1019 sq ft / 94.7 sq m
Garage = 264 sq ft / 24.5 sq m
Outbuilding = 569 sq ft / 52.8 sq m
Total = 1852 sq ft / 172 sq m
For identification only - Not to scale







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Equus Property. REF: 1465538

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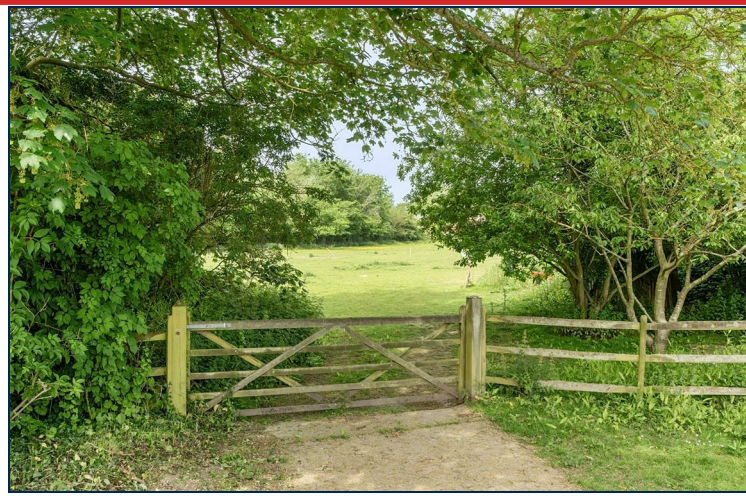

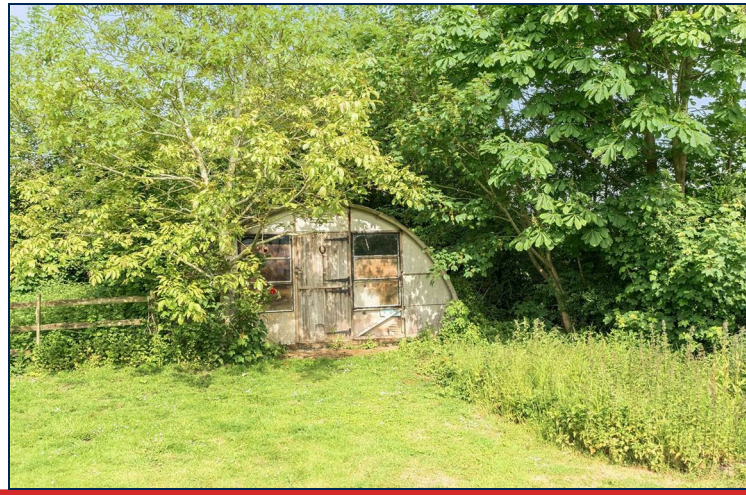

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