EQUUS

Country & Equestrian

REED FARM

REED FARM, Westwood Road, Kingston Canterbury, Kent CT4 6JL

CHAIN FREE - A unique opportunity of a lifestyle equestrian and country property set in 12.3 acres (*TBV) of paddocks and gardens. 5,106 sq. ft. of versatile living space inc.3 bedroom Grade 11 listed farmhouse with attached 3 bedroom annex for guests/extended family, holiday lets, leisure indoor pool and sauna, equestrian stables and riding arena. For those with a passion for development there is large detached 2 storey barn 2,893 sq. ft with part planning permission.

The farmstead is located in the picturesque countryside of Kent Downs Area of Outstanding Natural beauty near the popular rural location.
The main farmhouse has retained a wealth of character features such as beams and inglenook fireplaces and includes a fitted oak kitchen/breakfast room with AGA, living room, dining room, family bathroom and 3 double bedrooms. The farmhouse has been extended to include a spacious contemporary attached annex with luxury modern kitchen, breakfast living room and 3 double bedrooms all benefitting from en suites and an additional first floor sitting room. A leisure complex incorporating the annexe has an indoor swimming pool (26.5 ft x 16.2 ft and sauna which further enhances the lifestyle appeal of the property.

The equestrian facilities include a timber 2 stable block and haybarn with additional stabling within the ground floor of the two storey barn which totals 2,893 sq.ft, 40m x 20m riding arena and three paddocks with separate access from the lane.
The grounds surround the house and annexe features secluded landscaped gardens, terraces for al fresco dining, an ornamental pond and mature trees and shrubs, together with two separate electric gated entrances and ample parking for multiple vehicles and horseboxes ensuring convenience for both residents and guests at the main house and annexe.

In summary, this equestrian and country farmstead in Kingston is a rare find, offering a harmonious blend of history, space, and modern comforts. NO CHAIN.

SITUATION & LOCATION
Situated within the Elham Valley, part of the Kent Downs Area of Outstanding Natural Beauty, Kingston lies approximately 6 miles south-east of Canterbury. The village is close to Barham Downs and offers useful amenities, including the Kingston Barn village hall, a 14th-century church and the popular Black Robin public house. Nearby Barham provides a village store and post office and a C of E primary school, while the neighbouring village of Bridge offers an excellent selection of public houses and restaurants, including the renowned The Pig at Bridge Place. Broome Park Golf Club, with its excellent 18-hole course set around a magnificent Grade I listed mansion house, is also close by.
The Cathedral City of Canterbury provides extensive shopping, cultural attractions and a wide choice of state and independent schools. The area is well connected, with high-speed rail services from High Speed at Canterbury West reaching London St Pancras in about 54 minutes, easy access to the A2/M2 road network, and the Channel Tunnel terminal around 13 miles away, offering convenient links to Europe.

MATERIAL INFORMATION & SERVICES
MATERIAL INFORMATION -MAIN HOUSE
TENURE: Freehold
PROPERTY TYPE: Detached with attached Annex
PROPERTY CONSTRUCTION: Brick
NUMBER & TYPE OF ROOM/S: see attached floor plans.
PARKING: Large driveway and 3 entrances leading to main house, annex and land
TITLE NUMBER/S: K685939/K846420
LOCAL AUTHORITY: Canterbury City Council
TAX BAND: G
EPC RATING: Exempt main house Grade 11 listed
HEATING: Oil run by the AGA in main house & separate immersion heater
SEWAGE: Cesspit
WATER SUPPLY: Mains
ELECTRICITY SUPPLY: Mains
EPC RATING : Main House Exempt Grade 11 listed
BROADBAND: None fitted currently see useful website links.
MOBILE COVERAGE: EE / Vodafone / O2 / Three - also see useful website links.

ANNEXE MATERIAL INFORMATION & SERVICES:
PROPERTY TYPE: Attached to main house
PROPERTY CONSTRUCTION: Block built/Timber clad
HEATING: Oil separate boiler, water pump
SEWAGE: Cesspit– linked to main house
WATER SUPPLY: Mains
ELECTRICITY SUPPLY: Mains with electric meter and electric charging point for cars

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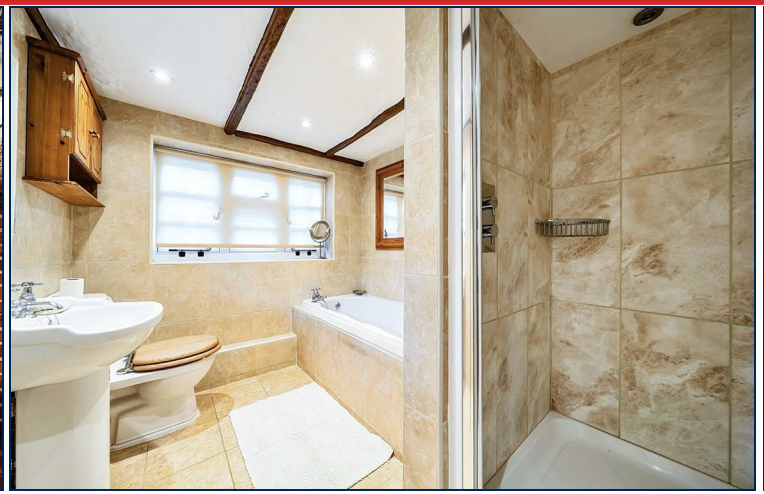

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fitted
INDOOR POOL HEATING: Separate boiler in pump room
OUBUILDINGS BARN & STABLES
ELECTRICTY SUPPLY: Mains
WATER SUPPLY: Mains

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.

AGENTS NOTE : There is a public footpath which runs from the gated entrance from the road past the riding arena and across one of the paddocks south to north.

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
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VIEWING ARRANGEMENTS
All Viewings are strictly by Appointment with the Vendors' Agent
Equus Country & Equestrian, South East/South West
T: 01892 829014
E: sales@equusproperty.co.uk
W: www.equusproperty.co.uk
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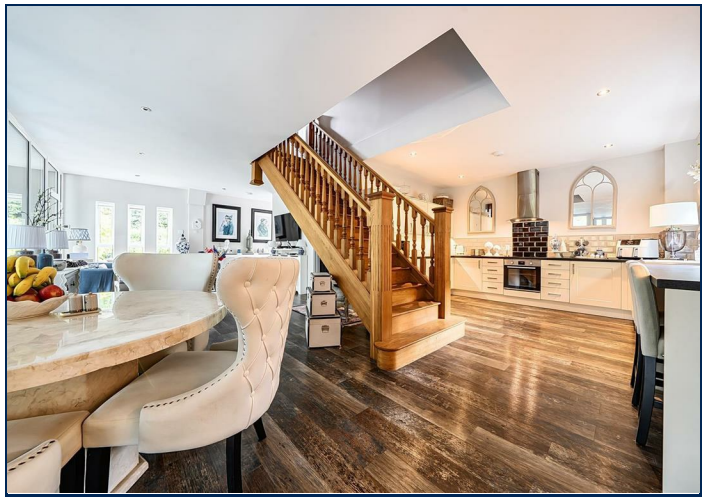
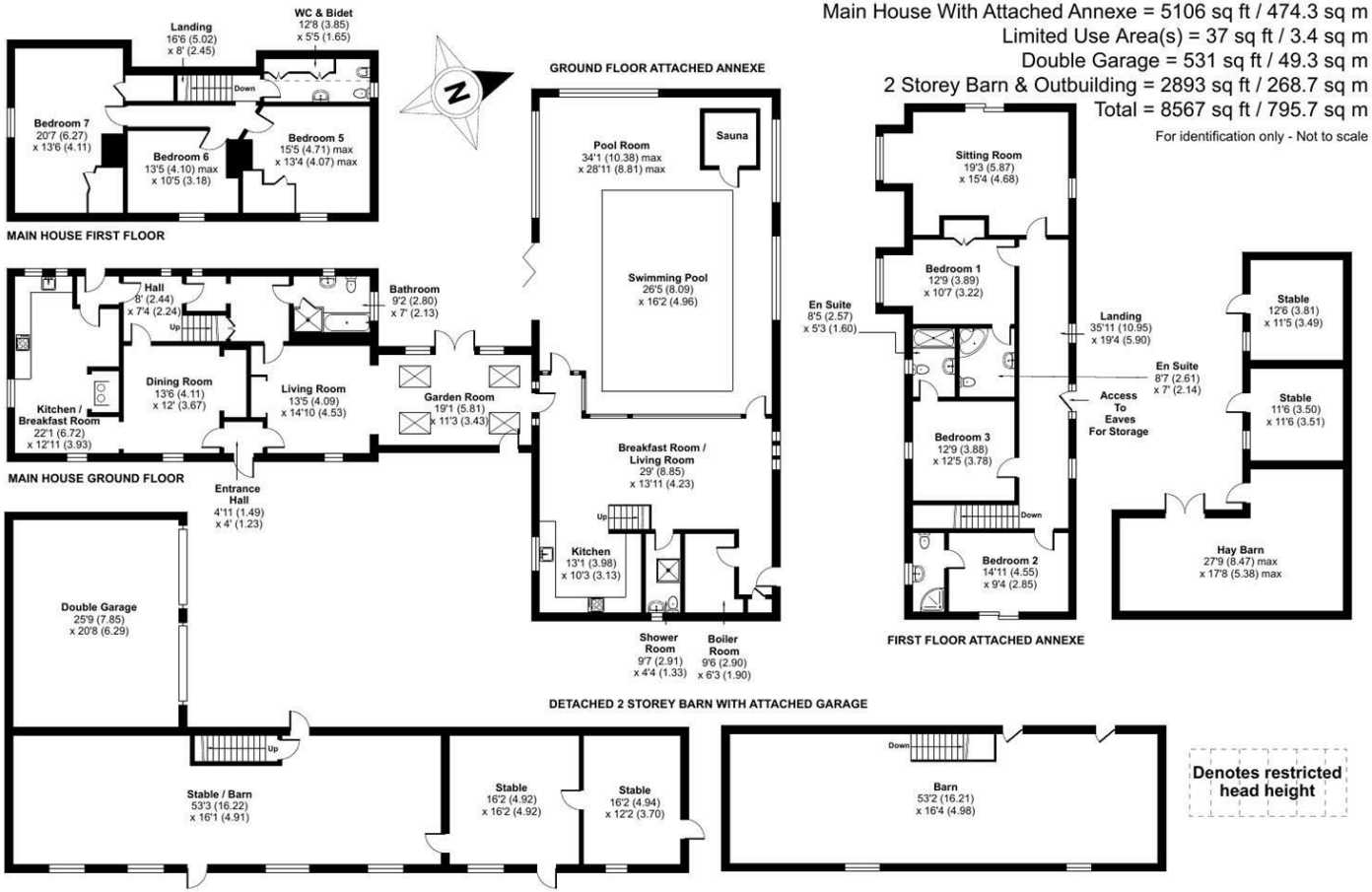
Guide price £1,850,000

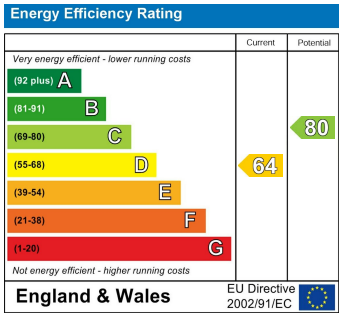


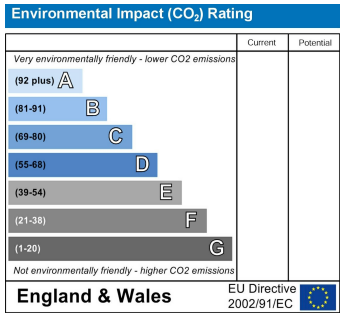
Main House With Attached Annexe = 5106 sq ft / 474.3 sq m
Limited Use Area(s) = 37 sq ft / 3.4 sq m
Double Garage = 531 sq ft / 49.3 sq m
2 Storey Barn & Outbuilding = 2893 sq ft / 268.7 sq m
Total = 8567 sq ft / 795.7 sq m

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: 1468133





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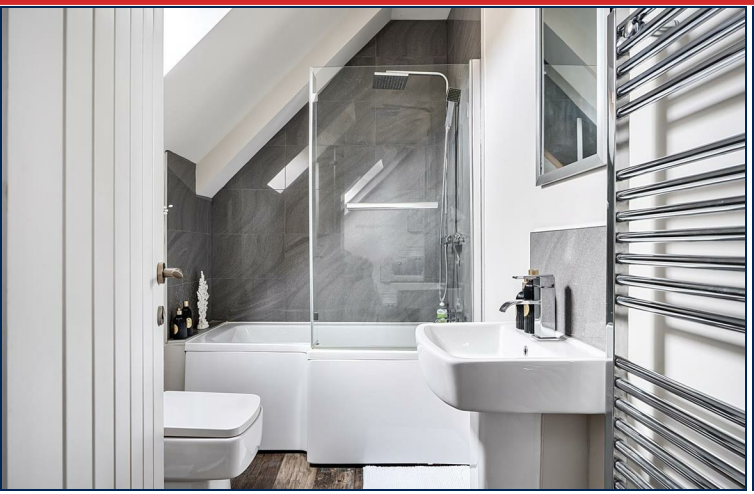

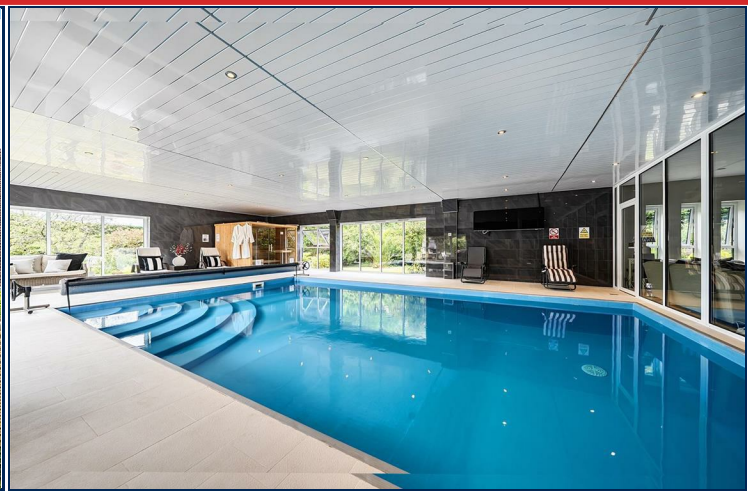
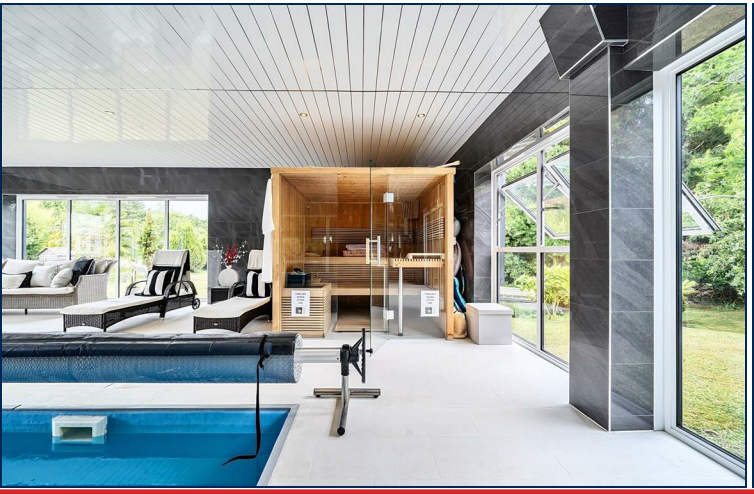

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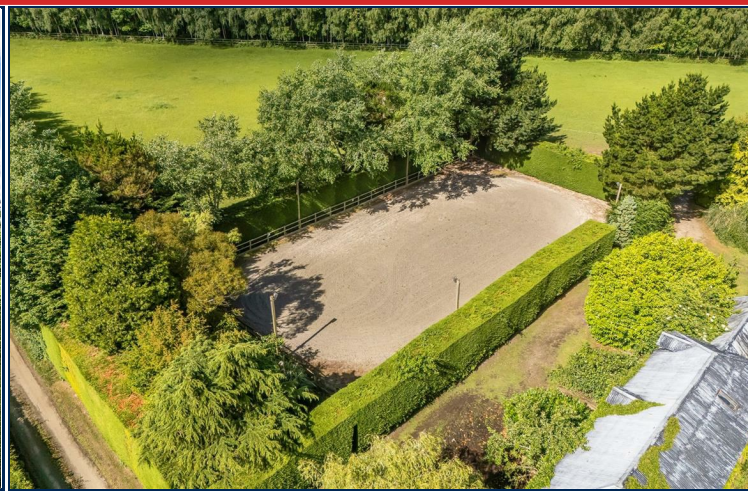

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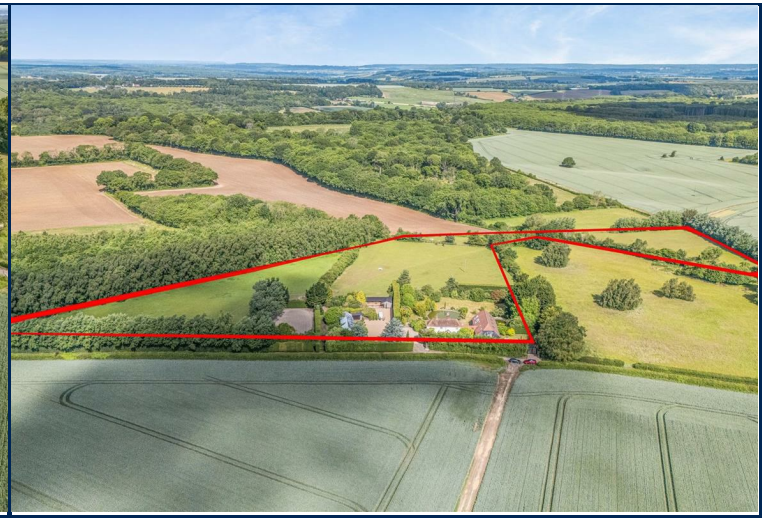
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