



EQUUS

Country & Equestrian



MILLFIELD



MILLFIELD, The Lane, , Guston, Kent, CT15 5ES

Spacious detached 4 bedroom family home set in 6.5 acres (*TBV) including a self-contained attached 1 bedroom annex (in all around 3299 sq. ft) with EQUESTRIAN FACILITIES. Enjoying a rural location set on the fringes of the hamlet of Guston set well back off a country lane being surrounded by its own land and offering a good deal of seclusion.

The Stable Complex includes: feature L shaped stable block 5 loose boxes, foaling box, tack room, /feed room, separate hay barn and lapsed planning permission to add a riding arena. A large hard standing area to the front of the stable yard allows parking for up to six vehicles/horse box. The surrounding acreage is mainly pasture divided into 9 post and rail paddocks (with automatic water troughs in all fields)of around 6 acres (*TBV) with the balance of the land laid out as well maintained gardens and grounds adding to the overall attraction of the setting.

The well presented accommodation features light well-proportioned rooms throughout. Ground Floor; entrance hall, living room, dining room, modern kitchen, breakfast area, utility room, cloak room and 2 double bedrooms (one en suite), First Floor 2 double bedrooms, family bathroom. The attached self contained 1 bedroom annex, offers additional family accommodation and includes a kitchen/breakfast room, reception room, dining room and bathroom on the ground floor and a double bedroom with walk in wardrobe and en suite shower to the first floor.

The whole is approached from a private driveway which then divides to provide 2 separate access drives, one leading to the house with adjoining annex and the other to the stable yard and paddocks with plenty of parking areas. For those needing commute to Europe the location offers excellent connections to Europe and London.

LOCATION & SITUATION

The property is well situated for access to Europe & London but located rurally on the edge of the rural hamlet of Guston near to the village of Whitfield around 5 minute's drive, providing local amenities including Tesco supermarket, and other retail outlets. Dover town centre is around 2.5 miles away with shopping and amenities, independent and state schools and the Channel ferry port provides good connections to France and Europe with rail commute from Dover Priory giving connections to central London via St Pancras high speed link in around 60 mins. Further connections to Europe are via Eurotunnel at Folkestone 10 minutes' drive away and Eurostar via Ashford International Station 20 minute's drive with easy access to the continent. The Cathedral City of Canterbury with excellent shopping amenities and schools is around 20 minute's drive. Popular seaside resorts of St. Margaret's Bay and Deal town centre around 1.5 miles and 4.8 miles away.

There is off road riding on bridle ways nearby, downs way bridle paths riding at St Margaret's, and easy access via road to X country courses at Denne Hill and Breach Barn near Barham for show jumping/dressage Shows.

LAND & GROUNDS

The acreage and or land shown / stated on any map and or screen print for the property is *TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

SERVICES & OUTGOINGS

MAIN HOUSE :TENURE: Freehold

PROPERTY TYPE: Detached

PROPERTY CONSTRUCTION: Brick

NUMBER & TYPE OF ROOM/S: see attached floor plans.

PARKING: Driveway by house and stables for a number of vehicles

FLOOD RISK: Zone 1

TITLE NUMBER/S: K742893

LOCAL AUTHORITY: Dover District Council

TAX BAND: G

EPC RATING: Full ratings & advisories/estimated costs are now online at the .gov web site:

<https://find-energy-certificate.digital.communities.gov.uk/>

MAIN HOUSE SERVICES

HEATING: Mains gas ,plus supplementary log burners

SEWAGE: Private Drainage – Septic tank

WATER SUPPLY: Mains

ELECTRICITY SUPPLY: Mains

OFCOM - Mobile & Broadband

BROADBAND

Download Mbps– see useful website links.

MOBILE COVERAGE

Indoor - EE / Vodafone / O2 / Three - also see useful website links.

Outdoor - EE / Vodafone / O2 / Three - also see useful website links.

OUTBUILDING/S SERVICES:

STABLES WATER SUPPLY: Mains from house

STABLES ELECTRICITY SUPPLY: Mains from house

ANNEXE INFORMATION

PROPERTY TYPE: Attached



PROPERTY CONSTRUCTION: Brick
 NUMBER & TYPE OF ROOM/S: see attached floor plans.
 PARKING: Shared with main house
 SERVICES
 HEATING: Mains Gas SEWAGE: Private Drainage WATER SUPPLY: Mains
 Water 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

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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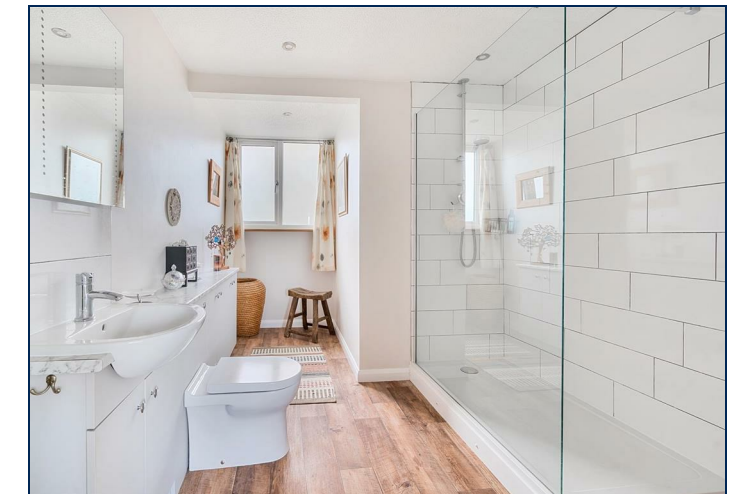
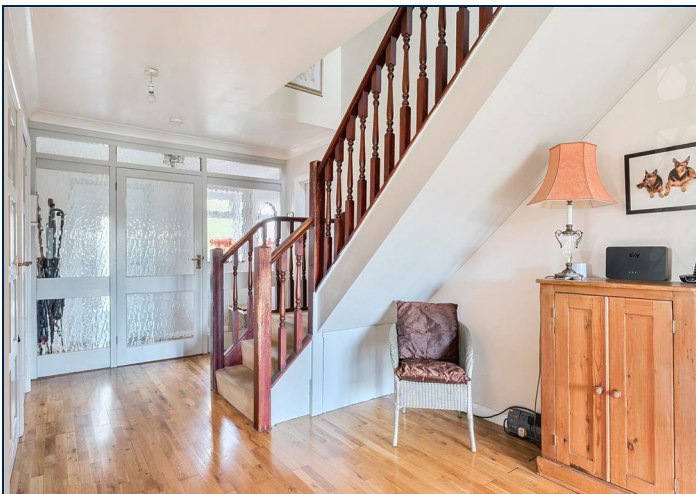
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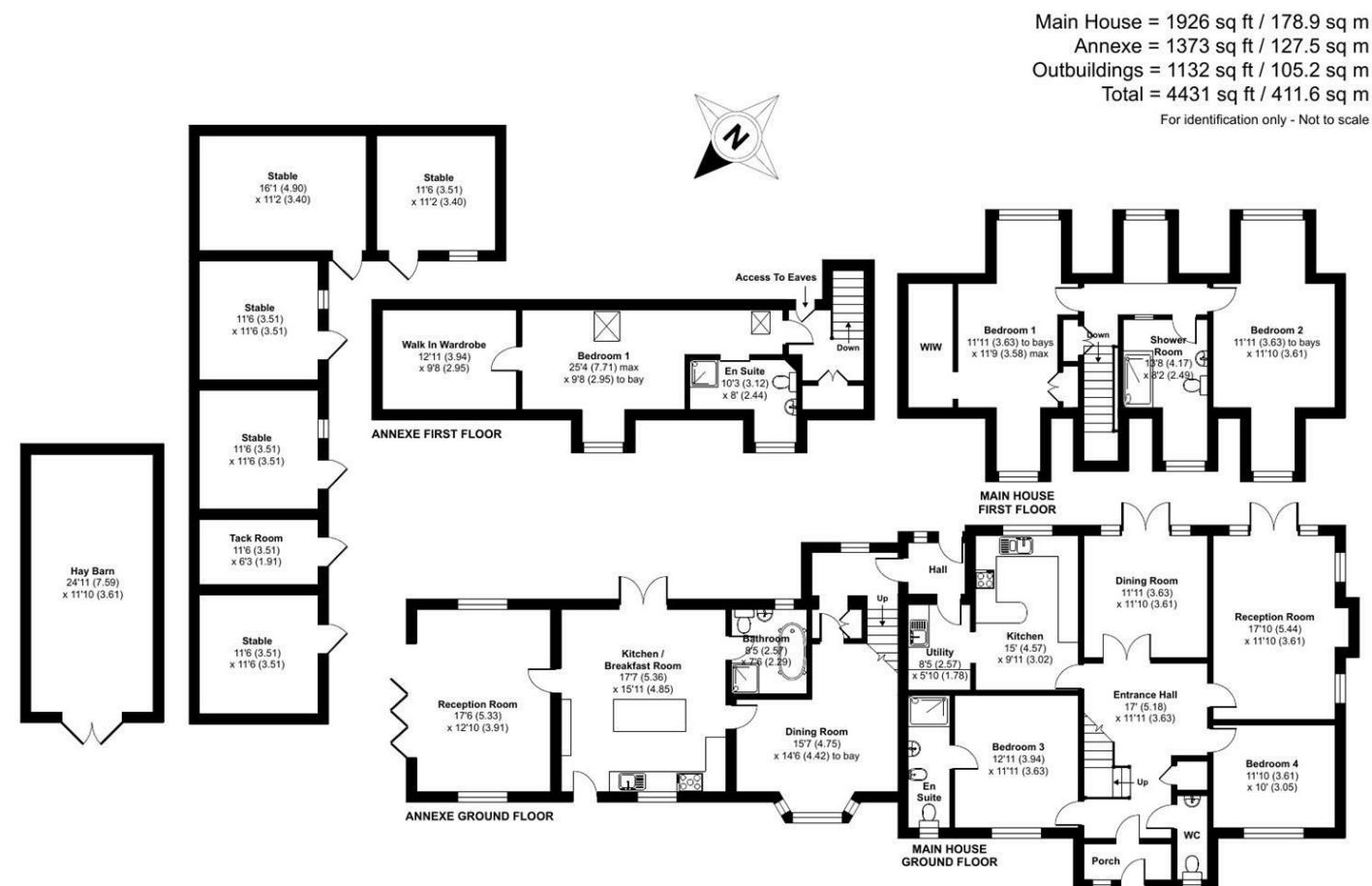
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6. VAT: If applicable, the VAT position relating to the property may change without notice.

Guide price £1,250,000





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Equus Property, REF: 1382612

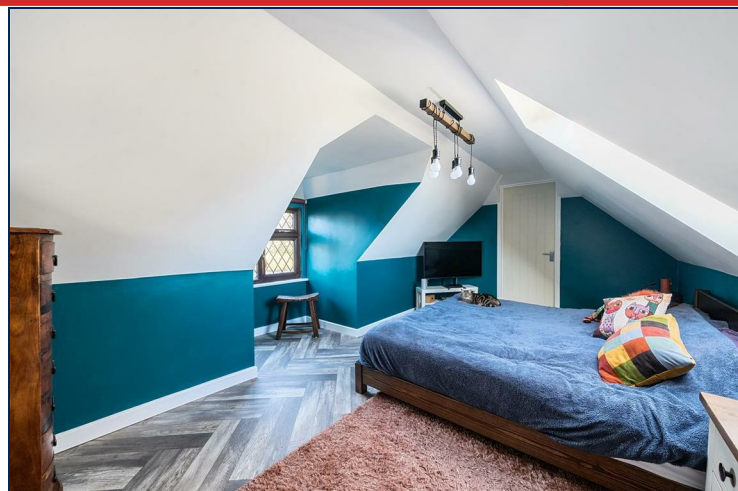
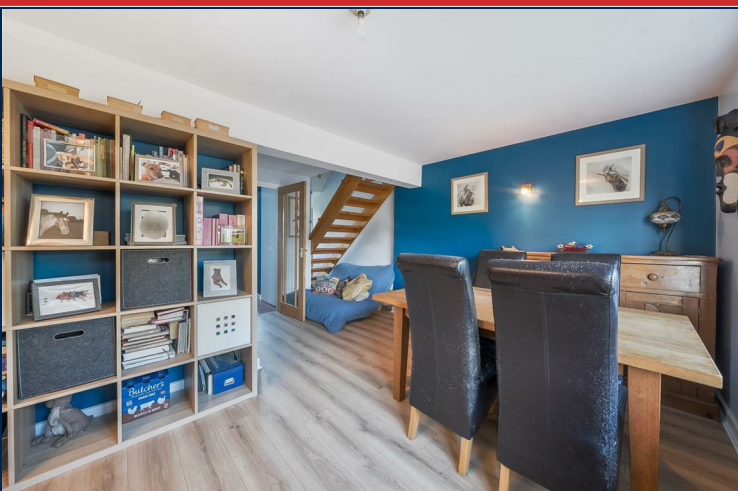


| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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