

hobbs parker

Equestrian Property

Swallows Rest Painters Forstal

EQUESTRIAN PROPERTY AGENTS

Swallows Rest

Painters Forstal,
Faversham, Kent ME13 0DU

A rural property situated in the popular village of Painters Forstal within the Kent Downs National Landscape (formerly AONB).

The property comprises a spacious and very well presented modern 4/5 bedroom house, set in good sized gardens and includes a double garage and stabling together with a parcel of mainly pastureland.

The property is accessible to Ashford/M20, Canterbury/M2 and Maidstone or Sittingbourne.

Freehold - Council Tax Band G

About 5.63 acres

Accommodation

Ground Floor:

• Sitting Room • Kitchen/Breakfast Area • Dining/Family Area
• Utility/Laundry Room • Study/Snug/Bedroom 5 • Hall Cloakroom

First Floor:

• Bedroom with En-Suite & Dressing Room • Bedroom with En-Suite
• 2 Bedrooms • Family Bathroom • Landing

Communications:

• Faversham & Faversham Station - 2.3 & 2.7 miles
• M2 (Jct.6) - 2 miles • Canterbury - 11 miles
• Ashford/M20 - 13 miles













Situation

Painters Forstal is about 2 miles south-west of Faversham and is part of the parish of Ospringe. It is a country village which offers excellent access to the countryside and in particular to the Kent North Downs for walking, horse riding and cycling. Faversham offers a range of excellent services and connectivity, via Faversham Station and the M2 motorway which are within easy reach. There are High-Speed Trains from Faversham to London St Pancras with journey times from 1hr 6 mins or to Stratford International from 57 mins. There are domestic trains to Canterbury and beyond to the east and there is an easy drive to the popular coastal town of Whitstable via the Thanet Way (A299).

The House

The house, which is understood to have been built in about 2013, provides about 2770 square feet of very comfortable accommodation on 2 floors. There are 4 bedrooms and 3 bathrooms on the first floor, whilst on the ground floor is a very well quipped modern kitchen with a spacious dining/family area. The triple aspect sitting room is another really impressive room whilst the Snug/Study provides useful space either as a secondary sitting room, a home office or a 5th bedroom if needed. There is underfloor heating throughout the first floor and radiators on the first floor, these are powered by a ground source heat pump.

Outside/Gardens

The property is approached off the lane over a brick entrance drive which gives access to a parking space in front of the house, and to side gates which lead to the rear and give access to the Double Garage & Log Store. There is a terrace immediately to the rear of the property with attractive border plantings. A brick path leads down from the drive to the main garden area where there is an attractive garden pond with waterfall feature. The rear gardens are mainly laid to lawn and there is a Summerhouse which looks over the land.

*** There is a separate vehicular access into the rear garden from Eastling Road which is useful for bringing in tractors etc to maintain the land (see plan).*

Equestrian Facilities

Close to the rear of the house is an enclosed stable yard with an L Shape Stable Block comprising a Pair of Stables and a Tack Room, opposite this is a Pair of Stables.

Paddocks

The land is divided into two grazing paddocks by internal post and rail fencing, with the land having a gentle south easterly slope. Surrounding the paddocks on 3 sides is a belt of mature trees which provide excellent shelter.

Soil Type

The land is shown as being Soilscape 8 and 3 on the LandIS Land Information System Map.

https://www.landis.org.uk/soilscapes/







Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Footpaths & Bridle Paths

1) There are NO footpaths crossing the property.

2) There are a number of public bridleways in the area with the closest of them being:

a) ZR622/2, which links the village with Hanslett's Lane, Ospringe to the north west.

b) ZR671, links Throwley Road with Plumford Road to the south via Rice Wood and Badgin Wood.

For further information of all local public rights of way, use the postcode (ME13 0DU) and go to:
https://webapps.kent.gov.uk/countrysideaccesscams/standardmap.aspx

Plan/Acreage/Boundaries

The plan on these sales particulars and the acreage quoted are based on the latest Ordnance Survey plans & are strictly for identification and guidance only. Interested parties are reminded that the land is sold in accordance with the owners Land Registry Title plan/s and must satisfy themselves as to the property boundaries and the quantity of land being purchased.

Any plans used are published for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed.

Planning

All enquiries relating to any further planning matters should be referred to the planning department at Swale District Council
swale.gov.uk

Services/Additional Information

Mains water, electricity and drainage. Ground Source heat pump for hot water and central heating.

Viewings

All viewings are strictly by appointment with Hobbs Parker Estate Agents. Please contact either our Ashford (01233 506260) or Tenterden (01580 766766) offices to make arrangements.

Directions

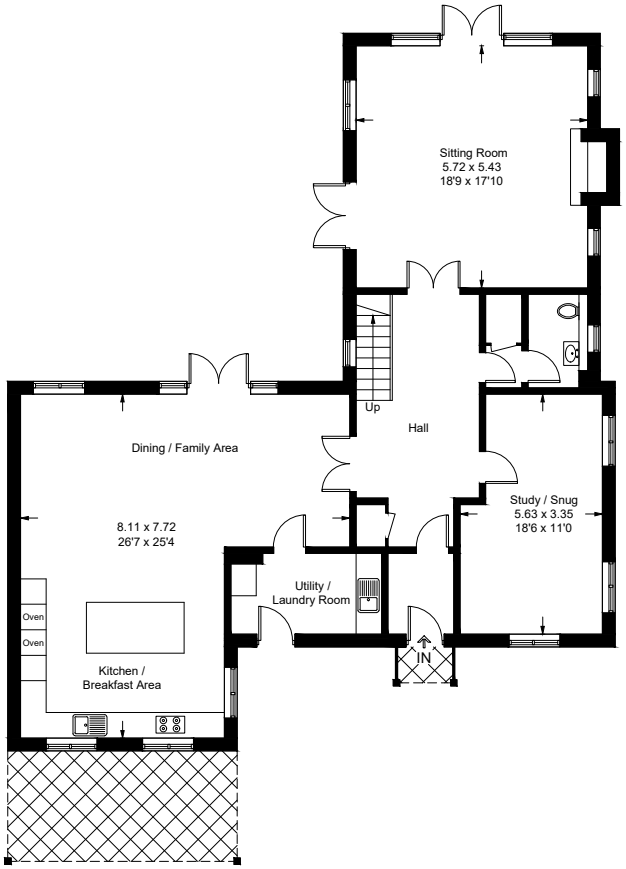
Sat Nav: ME13 0DU

What3Words: ///shade.dividers.single

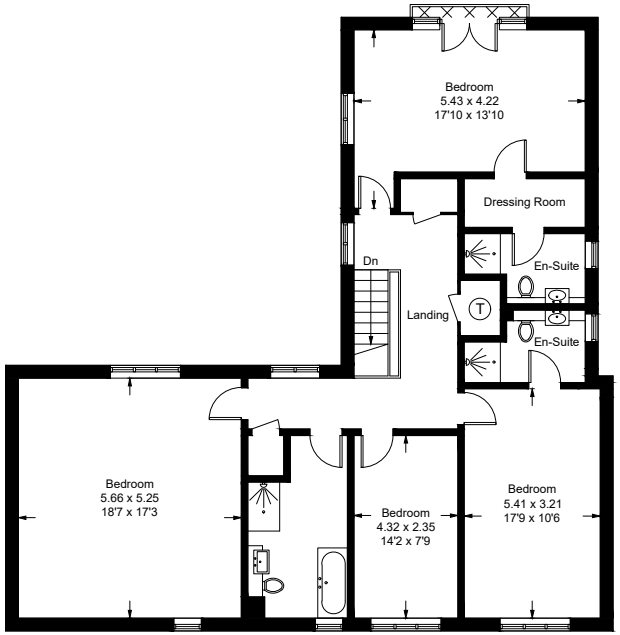
For the most accurate directions, download the What3Words App and use the reference above for the exact location of the property.

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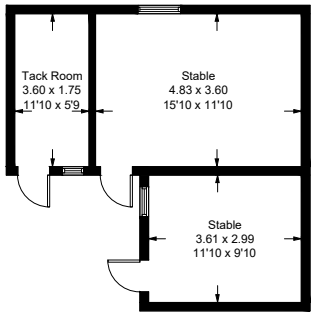
Swallows Rest, Painters Forstal, Faversham



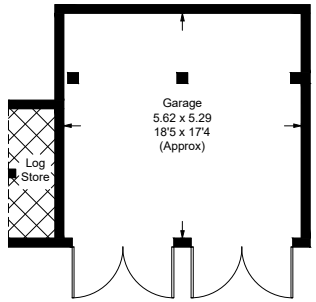
Ground Floor - 135.3 sq m / 1456 sq ft



First Floor - 122.2 sq m / 1315 sq ft

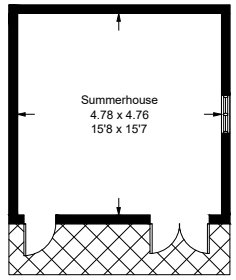


(Not Shown In Actual Location / Orientation)

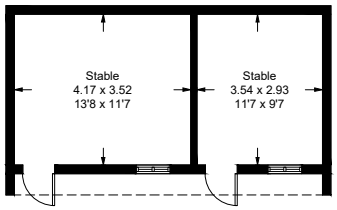


(Not Shown In Actual Location / Orientation)

Outbuildings



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



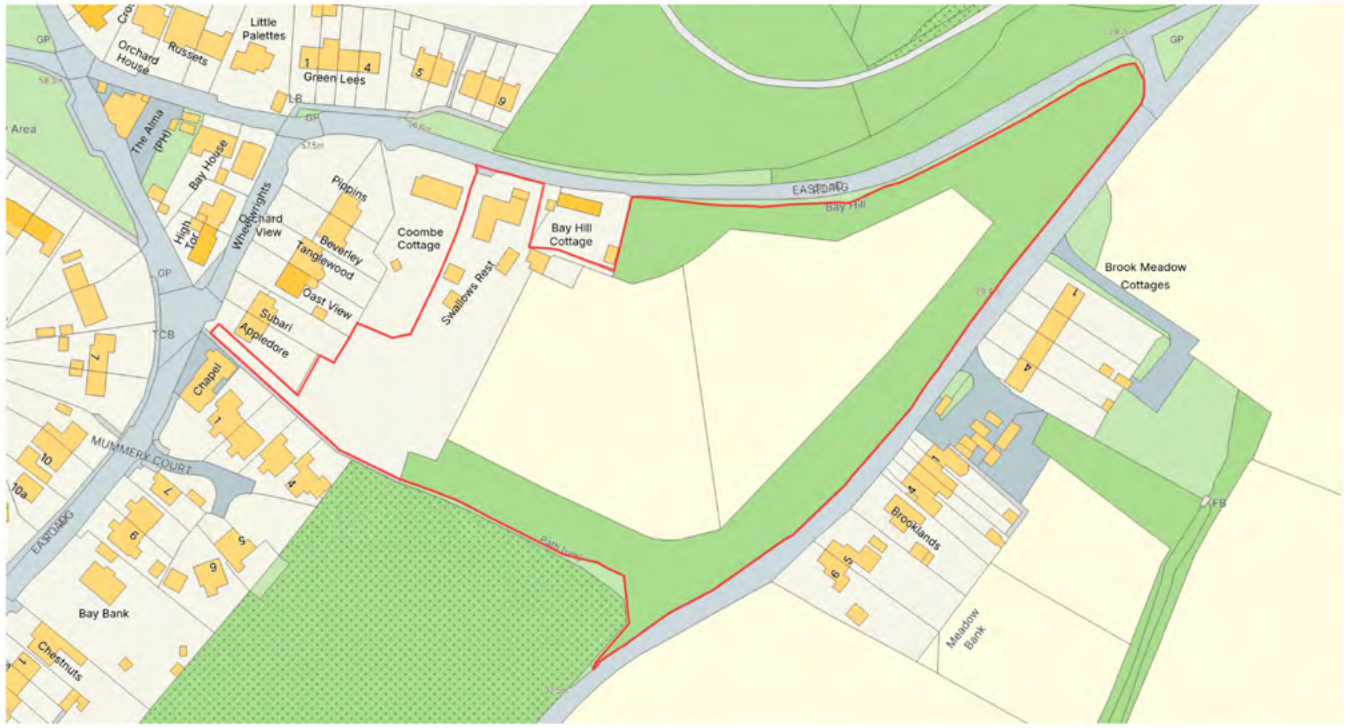
Approximate Gross Internal Area = 257.5 sq m / 2771 sq ft
Garage / Outbuildings = 114.0 sq m / 1227 sq ft
Total = 371.5 sq m / 3998 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1319069)

www.bardenvisuals.co.uk

Land App



Produced on Land App, Jul 29, 2026.
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50 m
Scale 1:1559 (at A4)
N

OnTheMarket
rightmove
Regulated by RICS
www.hobbsparker.co.uk

Boundaries/Acreage
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Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.





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