



COACH AND HORSES
LOWER STREET · EASTRY · KENT CT13 0JF

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<i>Sandwich</i>	- 2.5 mile
<i>Deal</i>	- 4 miles
<i>Dover</i>	- 8 miles
<i>Canterbury</i>	- 10 miles

A detached, substantial five-bedroom property, in an edge-of-village location. The property offers an exciting renovation project to become an impressive family home with a live planning application submitted to extend the property further.

- Excellent refurbishment project with lots of potential to develop further.
- Off-road parking for several vehicles
- Good sized private walled garden
- Live Planning Application for an Extension
- Traditional Brick Garage
- Offered chain free to the market
- Total plot size extending to 0.13 acres

OFFERS IN EXCESS OF: - £325,000

VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership
Clockhouse Barn, Canterbury Road
Challock, Ashford, Kent TN25 4BJ
01233 740077 / challock@btfpartnership.co.uk

LOCATION

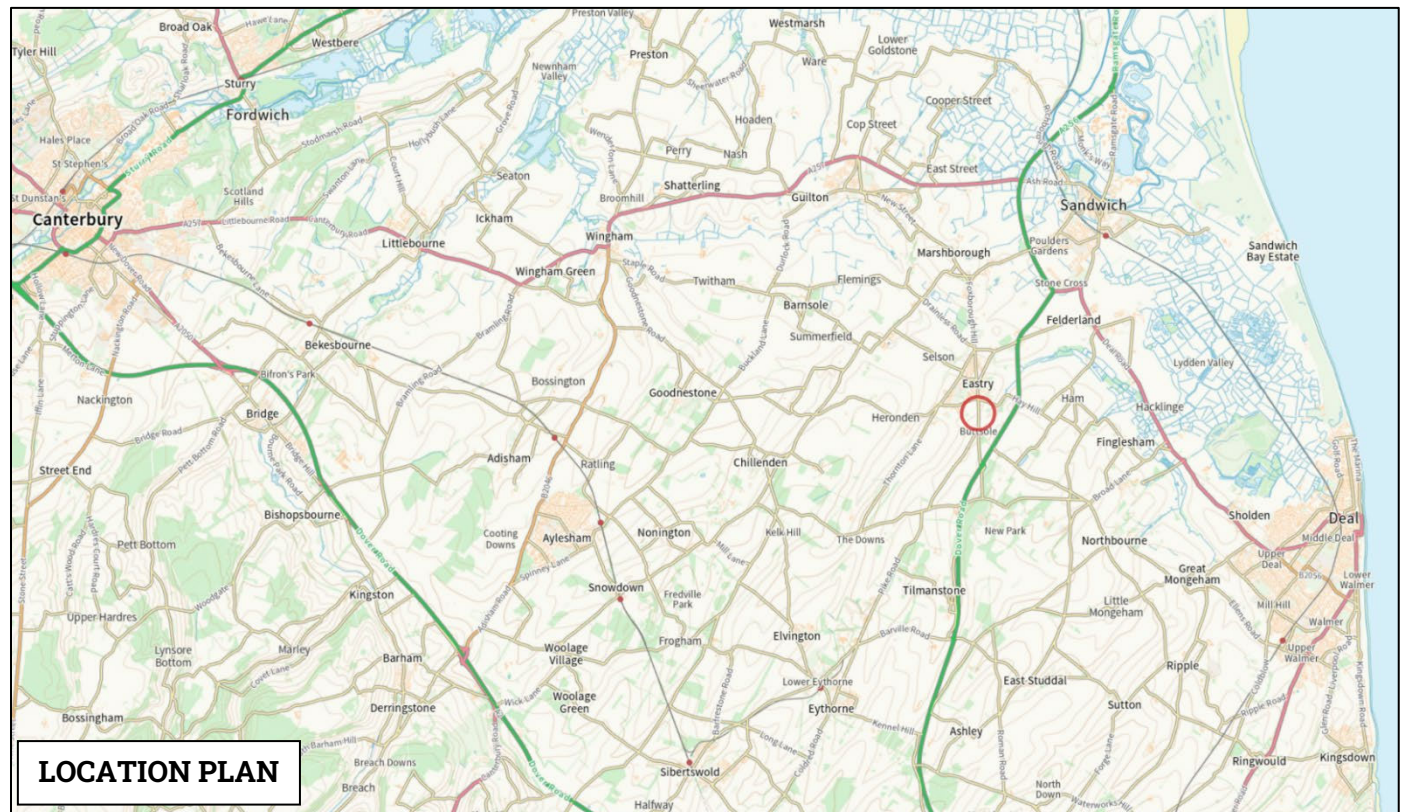
The Coach and Horses is situated at the edge of the historic Village of Eastry along the Roman Road known as Lower Street which links the A256 to the centre of the village. The centre of the village is a short walk to the north to reach the local amenities, including general store, post office, butchers and primary school, amongst others. The village has a wealth of history, having housed the royal palace of the Saxon King, Ecgberht of Kent, as well as the presence of chalk tunnels beneath the village that are rumoured to have hidden Thomas á Beckett.

The market town and Cinque Port of Sandwich is located a little over 2 miles to the north-east and has a larger array of services such as shopping centres and amenities as well as direct access to London via the south-east train network. It is also home to the well-respected Sir Roger Manwoods Grammar School.

The port of Dover is located approximately 8 miles to the south with ferry services to the continent.

WHAT 3 WORDS

[///nutty.economics.glove](http://nutty.economics.glove)





GENERAL DESCRIPTION

The Coach and Horses comprises a detached house of solid brick construction with rendered elevations beneath a traditional pitched and half-hipped Kent Peg tiled roof. Accommodation is as follows; -

The Side Door opens to a **Kitchen** with a door through to a **Breakfast Room**. A Trap Door provides access down to the **Cellar**, whilst a further door leads through to an open plan **Sitting Room, Dining Room** and **Living Room**, containing the front door and side door through to the Garden. An **Outside W/C** is accessed from the garden and is internally divided into three compartments.

Stairs lead up to the **First Floor Landing** over an understairs storage area. Doors lead off the landing to **Master Bedroom, Bedroom 2** and **Bedroom 3** along with the **Family Bathroom** with bath, wash hand basin and W/C.

A second staircase leads from the first floor landing to a **Second Floor Landing** with doors through to **Loft Room 1, Loft Room 2 & Loft Room 3**.

Floor Plans of the exact layout of the property can be found opposite for further information with the Gross Internal Area extending to 2,131ft².

Outside

The Rear Garden is fully enclosed by a brick garden wall along the road frontage and comprises a concrete yard area with a bordered path leading to the Garage at the northern extent of the property. The Garage has double wooden doors facing onto the highway and comprises a handsome brick structure with a pitched slate tile roof. A path leads round the rear of the property, providing access to the principal parking area, with space for 2 vehicles.

PLANNING APPLICATION

An application has been lodged with Dover District Council to demolish the existing outside W/C and replace it with a single storey extension to the northern elevation. The application also includes internal alterations to move the positioning of the staircase and re-organise the internal layout, along with the installation of two rooflights in the loft. The application has been validated under reference **DOV/25/01243** and is due for determination by 13th January 2026. Full architectural package, measured building survey and topographical survey are available with the purchase.



Proposed East Elevation 1:50

PROPOSED ELEVATIONS

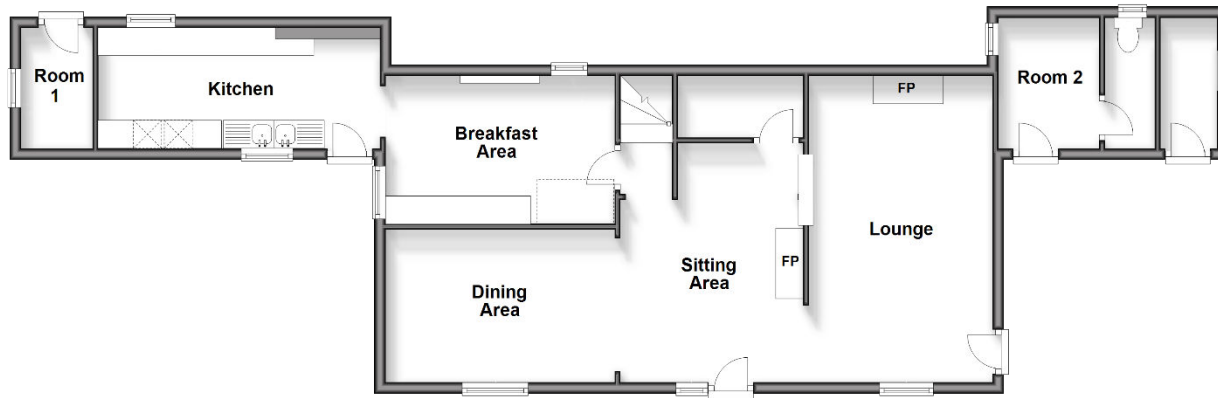


Proposed North Elevation 1:50

EXISTING FLOOR PLANS

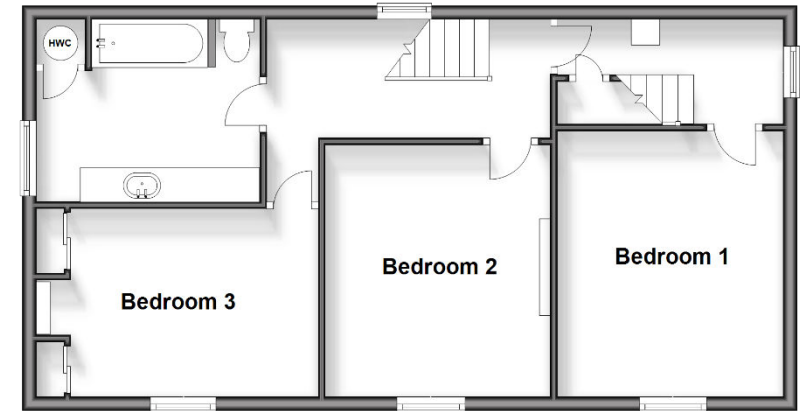
Ground Floor

Approx. 82.4 sq. metres (886.6 sq. feet)



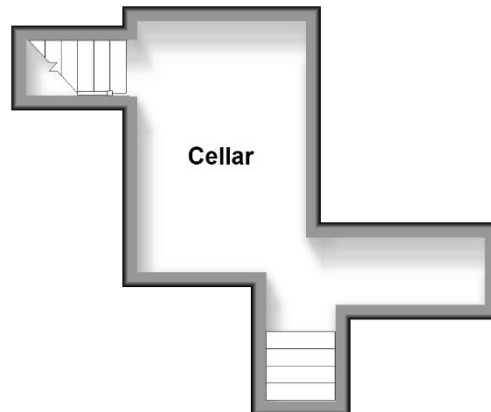
First Floor

Approx. 59.3 sq. metres (637.8 sq. feet)



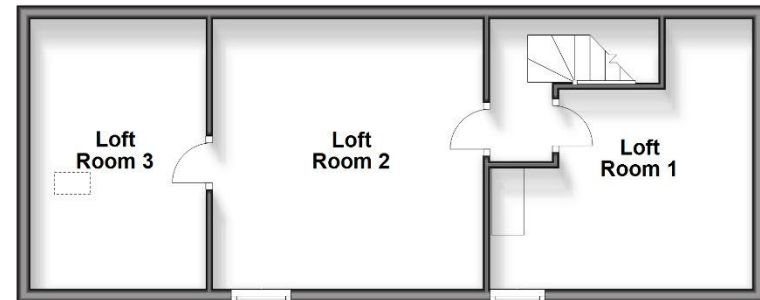
Basement

Approx. 12.5 sq. metres (134.6 sq. feet)

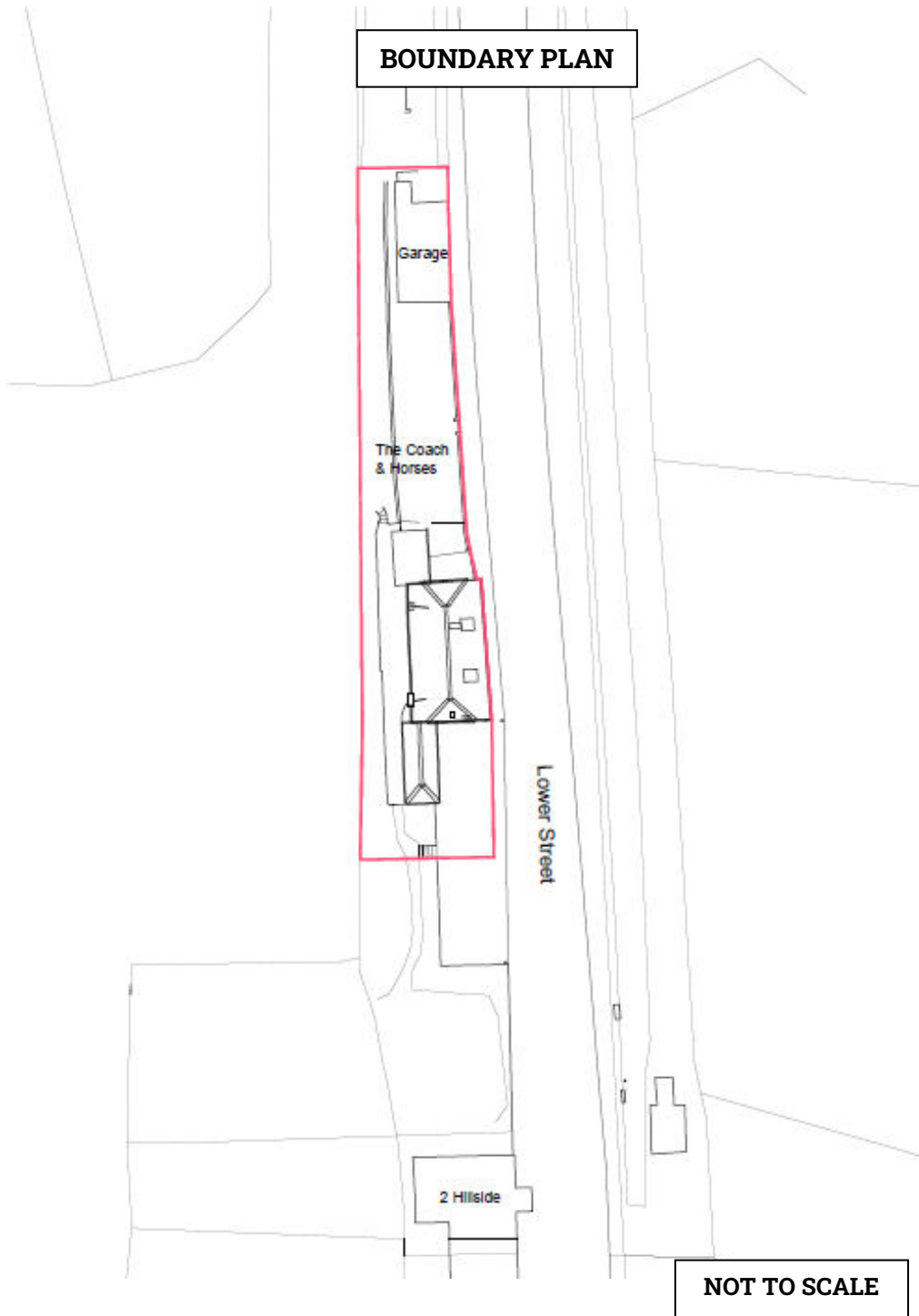


Second Floor

Approx. 43.9 sq. metres (472.2 sq. feet)



NOT TO SCALE



SERVICES

The Coach and Horses benefits from mains water, electricity and gas services. Drainage is to the mains drainage system located within Lower Street. **Please Note:** None of these services have been checked or tested.

ACCESS

Access is via Lower Street which is a publicly maintained highway.

METHOD OF SALE

The property is offered for sale by private treaty. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required.

EPC RATING

EPC - G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		28 F
1-20	G	1 G	

COUNCIL TAX

Band – F

LOCAL AUTHORITY

Dover District Council, Council Offices, White Cliffs Business Park, Whitfield, Dover Kent CT16 3PJ

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

TENURE

The property is sold Freehold with Vacant Possession.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

BOUNDARIES

The purchaser will be required to agree the location of the southern boundary with the Vendor's Agent prior to completion of the sale.

MEASUREMENTS

The measurements quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water, and electricity supplies or other rights, covenants, restrictions, and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

PLANNING

The property is subject to a pending planning application with Dover District Council under application reference DOV/25/01243. The application has been validated with the description:

'Erection of a single storey side extension to the north, installation of 2 rooflights to rear roofslope and second floor side window (existing side extension to be demolished).'

The application is due be determined before Tuesday 13th January 2026.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of Purchasers.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings. **Please Note:** The property to be sold is owned by a relation of an employee of BTF Partnership.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the Vendor's sole agent. If you would like to view, please contact on the contact details below.

BTF Partnership

Clockhouse Barn, Canterbury Road, Challock, Ashford, Kent

TN25 4BJ Tel: 01233 740077

Email: challock@btfpartnership.co.uk

Reference: HK/R0521.3

GUIDE PRICE

OIEO £325,000





Land and Property Experts

www.btfpartnership.co.uk

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