

HARROW HOUSE & STARK HALL

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HOATH FARM





LUXURIOUS  
LIVING AWAITS

HARROW HOUSE  
& STARK HALL

Discover unparalleled elegance in these stunning four-bedroom and five-bedroom homes, nestled on the outskirts of Canterbury. These properties seamlessly blend sophisticated design with modern convenience, offering an exceptional lifestyle for discerning buyers. Nestled in a picturesque setting, these homes combine modern luxury with timeless charm.

Constructed within the farm, the location offers a unique blend of a strong sense of community and serene tranquillity.



## LOCATION GARDEN OF ENGLAND

Hoath Farm is set in idyllic surroundings, amongst orchards and fields, very peaceful and yet close to the City of Canterbury. Surrounded by stunning countryside, including the Kent Downs Area of Outstanding Natural Beauty, Canterbury provides ample opportunities for outdoor activities such as hiking, cycling, and exploring picturesque villages.

For the active person, Canterbury Golf Club is located at the end of the road and a walk across the fields behind the house, takes you to Polo Farm, home to Canterbury Hockey Club, Canterbury Cricket Club and indoor and outdoor tennis as well as Unity gym. In addition, the city is home to a rugby club, many a football club (with the University of Kent providing facilities for training for some of them) and a gymnastics club to name but a few, offering a very diverse range of activities for all ages.

The city is steeped in history, home to the iconic Canterbury Cathedral, a UNESCO World Heritage Site. Its medieval architecture and historic sites provide a unique backdrop for daily life and cultural exploration.

The city boasts a friendly and welcoming atmosphere. With local events, festivals, and markets.

Canterbury has a thriving arts scene, hosting various cultural events, including art exhibitions, theatre performances, and music festivals. Venues like the Marlowe Theatre showcase local and national touring productions, ensuring there's always something to enjoy.

From quaint cafés and traditional pubs to fine dining restaurants, Canterbury boasts a vibrant culinary scene. Notable establishments such as The Ivy and the Michelin-starred Fordwich Arms are just a couple of the exceptional dining options available in the area. Residents can also indulge in a rich shopping experience, with charming independent boutiques lining The King's Mile, alongside well-known brands at the city centre's Whitefriars shopping destination.



Canterbury boasts a wealth of educational options, including prestigious private schools and highly regarded grammar schools. Institutions such as The King's School, the oldest school in the UK, Kent College and St. Edmund's School, provide exceptional educational experiences.

Additionally, both The Girls' and Boys' Langton and Barton Court Grammar Schools are renowned for their academic excellence, making the city an ideal choice for families seeking quality education.

For further education, Canterbury is home to three universities: the University of Kent, situated in an idyllic location atop a hill overlooking the city, Canterbury Christ Church University, and the University of the Creative Arts, which are seamlessly integrated into the fabric of the community.

Canterbury is well-connected by road and rail, with a direct fast train service to London and the M2. The city is also close to the Channel Tunnel, making it easy to travel to mainland Europe.

While Canterbury is lively and vibrant, it maintains a peaceful atmosphere. The combination of urban convenience and rural charm makes it ideal for those seeking a balanced lifestyle.



Just a short drive away, the beautiful beaches of Whitstable and Reculver offer opportunities for seaside relaxation, water sports, and fresh seafood. Folkestone Marina boasts a variety of dining establishments, live music, and the picturesque Leas area, featuring a large outdoor play area. In the opposite direction lies Margate, known for its burgeoning arts scene, including the Turner Contemporary gallery and Dreamland, a vintage theme park that also serves as a live music venue for major touring bands such as Olly Murs and Status Quo. The coastal charm of these locations makes them ideal for weekend getaways and leisurely days by the sea.

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Canterbury truly offers a unique blend of history, culture, excellent educational opportunities and proximity to the beautiful Kent coastline, making it a fantastic place to call home.





## OATES ASSOCIATES

Oates Associates, a proud member of the Federation of Master Builders and the NHBC, are renowned for their expertise in constructing and renovating some of the finest homes in the Canterbury area. Their commitment to unsurpassed quality and meticulous attention to detail ensures that every development is both traditional and unique. Hoath Farm, now nearing the end of its extensive restoration, exemplifies this dedication. The restoration celebrates the farm's original glory with traditional thatching, reclaimed materials, and historic features, all thoughtfully integrated with contemporary interior designs. Each building's timeless beauty is enhanced by character-rich details alongside state-of-the-art lighting and heating solutions, and beautifully crafted kitchens and bathrooms, offering an exceptional blend of heritage and modern luxury.

## HARROW HOUSE

Walk through the large entrance doors into a grand double height hall, bright and spacious, warmly welcoming you into the heart of the home, offering an immediate sense of luxury and style. The view from the hallway takes you straight through to the dining room which opens up with expansive bi-fold doors to the landscaped garden beyond, creating a seamless connection between indoor and outdoor living, perfect for al fresco dining during warmer months.

To the right is a large informal living area and stunning open-plan kitchen, the perfect hub for family life, designed with a sleek, modern kitchen, generous countertop space, and a relaxed living area, ideal for both everyday use and entertaining. This leads into a charming morning room, a perfect peaceful nook for enjoying your morning coffee, bathed in natural light, with easy access to the rest of the home.





GROUND FLOOR

## HARROW HOUSE

Equipped with all the essential facilities needed for modern living, including a spacious walk-in larder, a well-appointed utility room, a dedicated plant room, and integrated storage solutions throughout. This home also offers the convenience of a downstairs cloakroom, a separate home office for remote working, and energy-efficient systems for sustainability and comfort.

To the left of the entrance hall there is access to a beautifully appointed formal living space, ideal for more formal gatherings or a quiet evening in, complete with ample natural light.



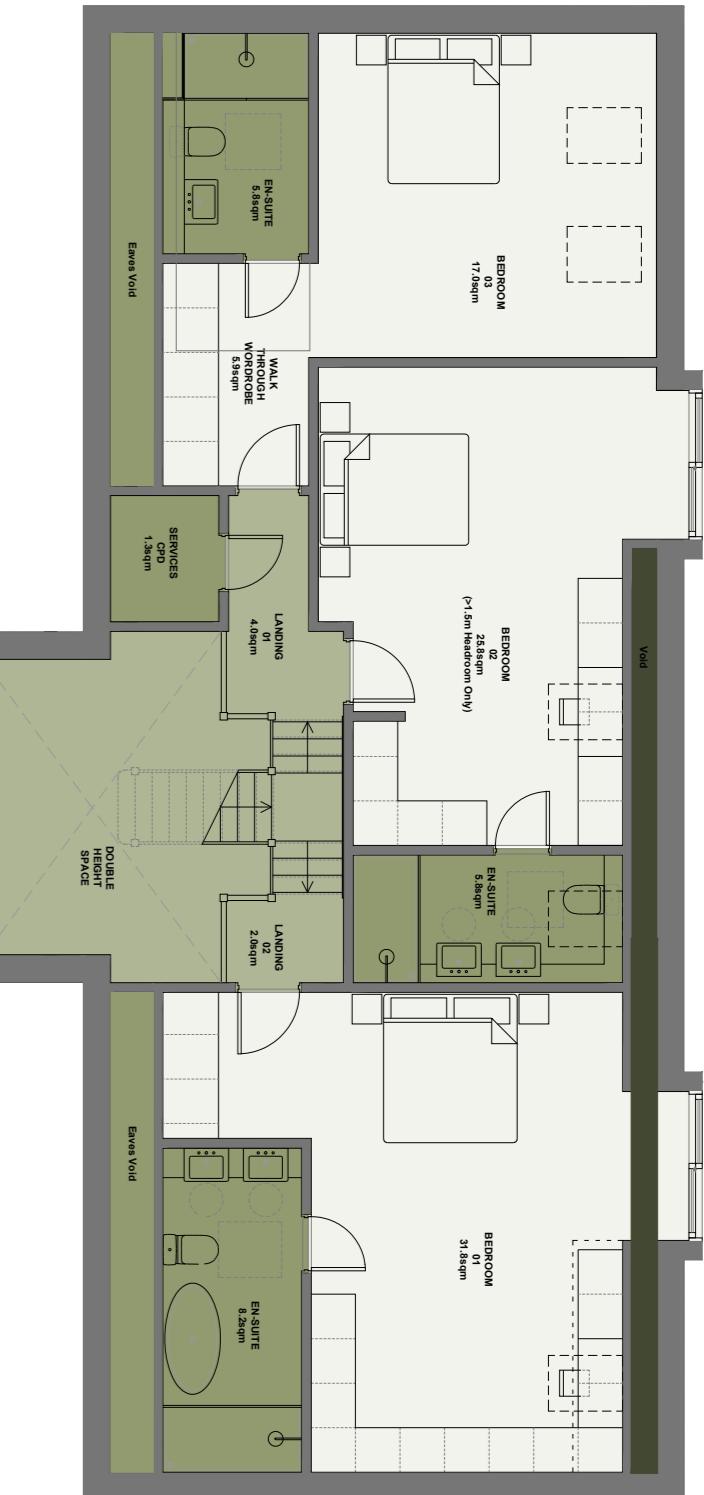
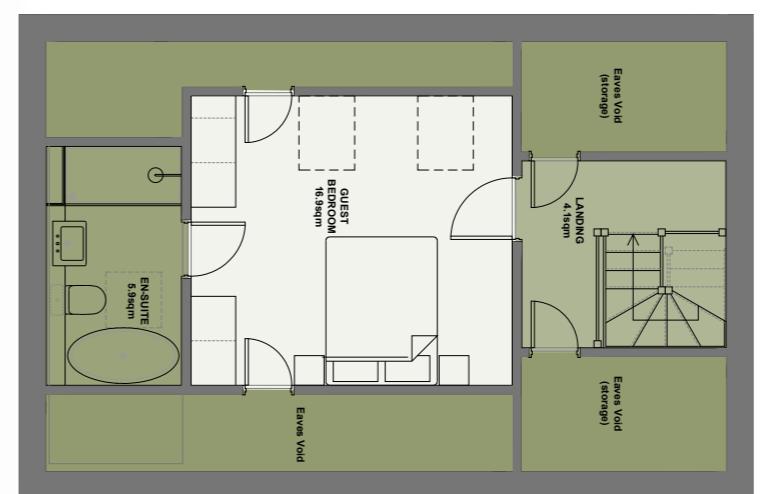
## HARROW HOUSE

The home office, complete with an adjoining cloakroom and shower, offers flexibility for multi-use, making it ideal as a private workspace, guest accommodation, or even a potential ground-floor bedroom.

On the first floor you will find three generously proportioned en-suite bedrooms, each thoughtfully designed with built-in storage and luxurious bathrooms, providing comfort and privacy.

These serene spaces offer the ultimate retreat at the end of the day, with large windows ensuring plenty of natural light. Retreat to your master suite, complete with a walk-in closet and a spa-like en-suite bathroom featuring a soaking tub and rain shower.

## FIRST FLOOR



## HARROW HOUSE

Completing the property is a beautifully designed, self-contained guest suite located above the garage. With its own private entrance, en-suite bathroom, and spacious layout, this suite offers an ideal retreat for visitors, extended family, au pairs or even independent living.



## STARK HALL

The triple-height grand entrance hall creates a striking architectural feature, offering an impressive and airy atmosphere that enhances the overall sense of grandeur. The entrance hall welcomes you into a bright and spacious home filled with modern features. At the heart of the property is a stunning open-plan kitchen, elegant dining room and informal living area, offering a perfect balance of style and functionality.

This space is ideal for family life and entertaining, with ample room for relaxed dining and social gatherings, featuring expansive bifold doors that lead out onto the garden, effortlessly blending indoor and outdoor living for al fresco dining.





## GROUND FLOOR

## STARK HALL



Leading off the informal living room is a spacious games room perfect for some family fun, complete with enough space for a pool table or, alternatively, it can serve as a perfect playroom for younger children.

For more formal occasions, the elegantly designed living room offers a sophisticated and tranquil space, perfect for hosting guests or enjoying a quiet evening in. With its tasteful décor and ample natural light, this room creates an atmosphere of refined comfort, making it an ideal setting for intimate gatherings, formal entertaining, or simply unwinding in luxury.



## STARK HALL

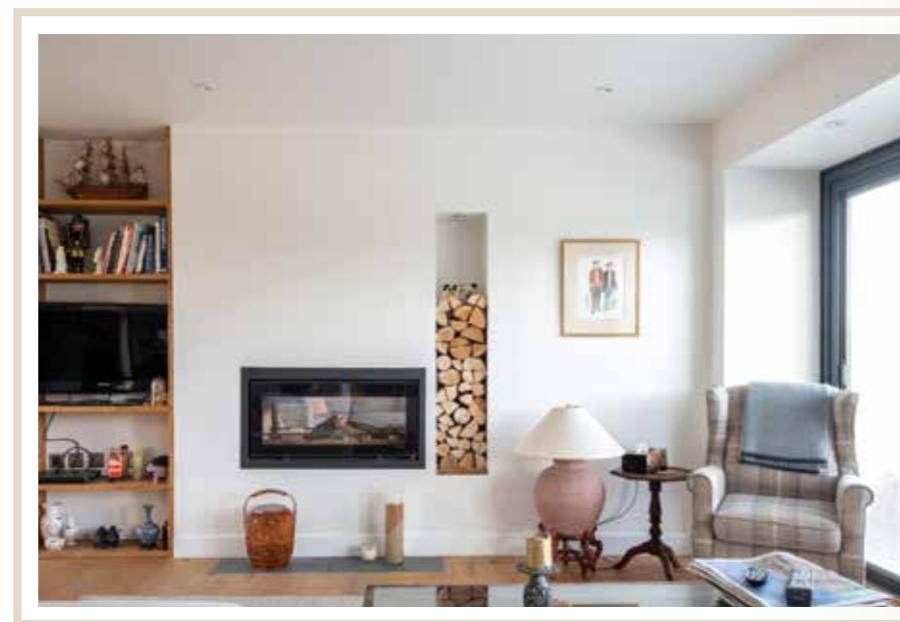
Adding further convenience, the ground floor also boasts a luxurious cloakroom with a shower, a cozy morning room, as well as a walk-in larder, utility room, and dedicated plant room, ensuring all the practical needs of modern living are met.

A private stairwell provides access to the annexe, offering versatile accommodation options that can be tailored to suit a variety of needs.

Whether used as a guest suite, an independent living space for extended family, or even a private home office, this secluded area ensures flexibility and privacy while maintaining easy connectivity to the main house.



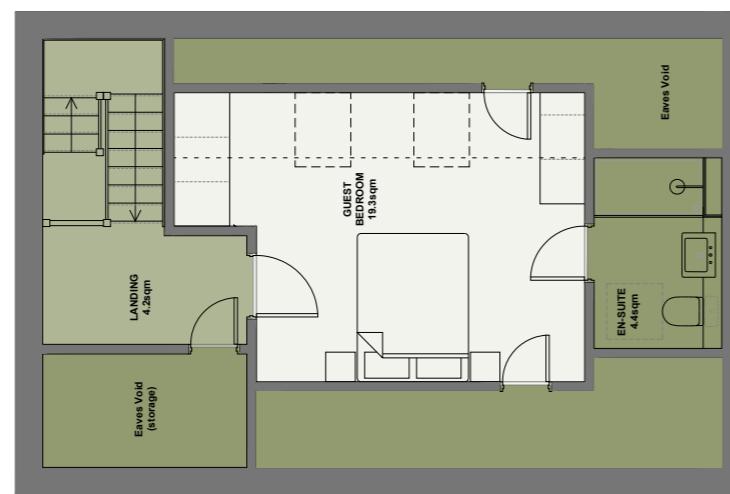
FIRST FLOOR

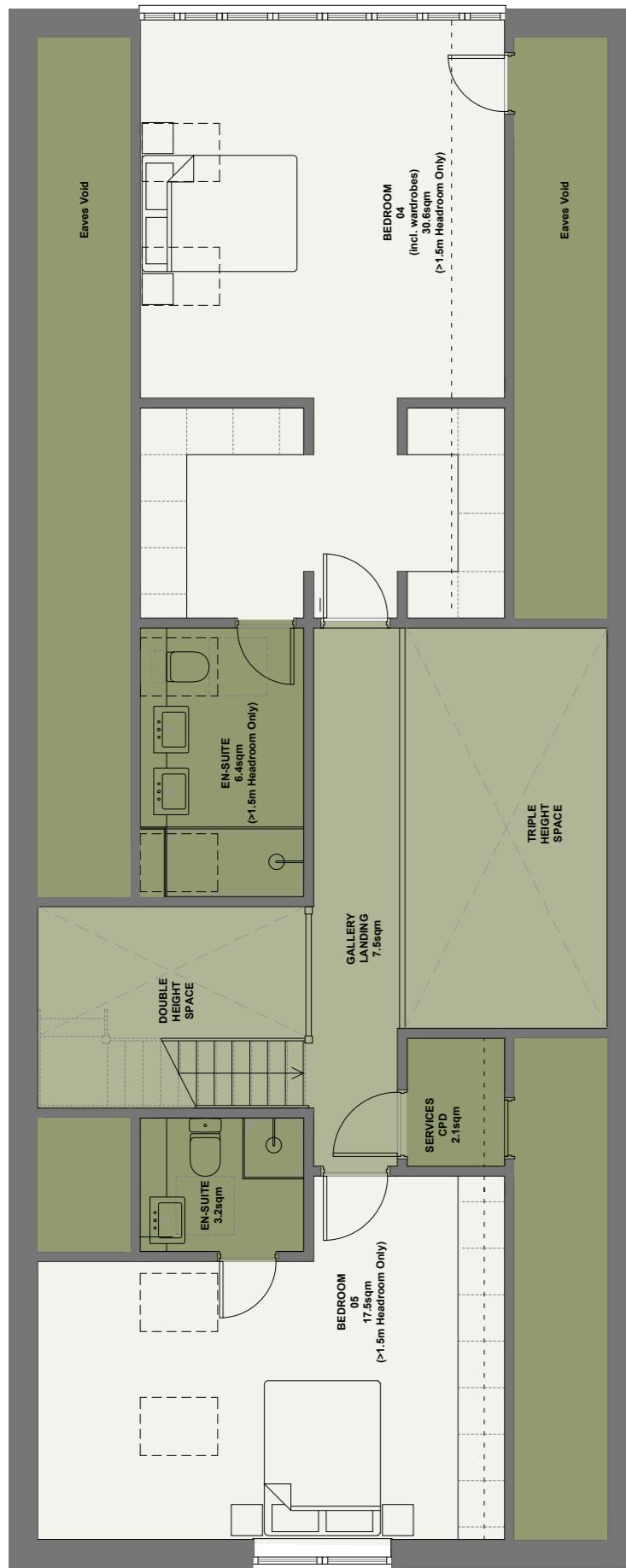


STARK HALL

Upstairs, the first floor boasts three generously proportioned double bedrooms, each thoughtfully designed with its own luxurious en-suite bathroom. These spacious rooms are filled with natural light, providing a sense of warmth and comfort throughout the day. Ample built-in storage ensures that clutter is kept to a minimum, allowing each bedroom to remain a calm and serene retreat.

Additionally, the first floor includes a versatile home office, offering a quiet, dedicated workspace with peaceful views over the orchards, ideal for remote work, study, or creative pursuits.





SECOND FLOOR



STARK HALL

On the second floor, nestled under the roof eaves, are two generously proportioned en-suite bedrooms, offering both comfort and privacy. The breathtaking triple-height entrance hall serves as a striking focal point, extending all the way up to the second floor.

This impressive design maximizes natural light, infusing the home with an element of elegance and sophistication. Together, these features create a harmonious blend of style, functionality, and comfort, making this residence truly exceptional.

## LANDSCAPING

As you enter, a picturesque avenue of native Pyrus trees welcomes you. In spring, their delicate blossoms form a stunning canopy, while summer brings a lush green tunnel of foliage. Come autumn, the leaves transform into a breathtaking display of vibrant hues, celebrating the beauty of the changing seasons.

Scattered across the site, clusters of flowering trees burst into life with stunning blossoms, followed by rich summer foliage. Our thoughtfully designed landscaping ensures a stunning visual experience year round.



## LANDSCAPING

This natural beauty extends seamlessly into the gardens of Harrow House and Stark Hall. These private spaces are thoughtfully landscaped to reflect the same careful attention to seasonal colour and variety. Lush greenery, blossoming trees, and vibrant foliage create a serene and inviting environment, offering a perfect blend of tranquillity and visual appeal throughout the year.

Whether you're enjoying a quiet moment in spring surrounded by fragrant blooms or relaxing in the warm embrace of summer shade, the gardens of Harrow House and Stark Hall provide an idyllic retreat.





## FINER DETAILS

### SECURITY

Each garage is fitted with automated doors and locks for added security. The exterior garage lights are equipped with automatic sensors, providing both safety and a stylish appearance. Inside the home, an approved alarm system is installed, which can be linked to an internal/external audible device and, if needed, to external monitoring for enhanced security.

### MEDIA & COMMUNICATIONS

The homes are equipped with BT Broadband and CAT 6 cabling for high-speed multimedia communications. For those seeking alternative options, Starlink installation is also available upon request.

### ELECTRICAL INSTALLATIONS

Stylish lighting is installed throughout each home, creating an elegant ambiance. High-quality electrical outlets are placed



throughout the property, with TV and telephone points conveniently located in most rooms. Smart lighting controls are available

#### PLUMBING & HEATING

The homes feature underfloor heating throughout, powered by an energy-efficient air source heat pump. The latest MVHR (Mechanical Ventilation with Heat Recovery) system ensures ventilation and energy conservation as well as air cooling. Air conditioning is also standard.

#### MAINTENANCE

Oates Associates offers peace of mind with their in-house maintenance team, available to promptly investigate and resolve any issues that arise during the first two years of ownership.

#### SUBJECT TO CONTRACT

All particulars provided in this brochure are for guidance purposes only. This brochure does not form any part of a contract and should not be interpreted as providing any warranty or guarantee regarding the property.

## QUALITY AND GUARANTEES

Oates Associates are a highly respected local developer, renowned for their unmatched quality and attention to detail. As proud members of the Federation of Master Builders (FMB) and the National House Building Council (NHBC), they are committed to ensuring the highest standards of workmanship and customer satisfaction. Each home comes with a comprehensive instructional handbook, offering guidance on the products used within the house and the necessary care to maintain them to the highest standards.





## SCHEDULE YOUR VIEWING

Don't miss the chance to make one of these exquisite properties your new home. Contact us today to schedule a private viewing.

Emma Roberts  
Oates Associates  
01227 457523  
[emma@oatesgroup.co.uk](mailto:emma@oatesgroup.co.uk)  
[www.oatesgroup.co.uk](http://www.oatesgroup.co.uk)





[www.oatesgroup.co.uk](http://www.oatesgroup.co.uk)