

HOBBS • PARKER

Equestrian Property



Gorsewood

Steeds Lane

Kingsnorth TN26 1NQ

An exceptionally well presented 4 double bedroom (2 en-suite) detached home in just 0.50 acre including 2 “National” stables with an adjacent paddock available to rent*. Ashford International Station (HS1) and M20 Motorway 2.5 miles

Guide Price £565,000



Accommodation

- Entrance Hall • Sitting Room with Bi-Folding doors
- Dining Room • Study • Good sized Kitchen/Breakfast Room • Utility Room • Master Bedroom with walk-in wardrobe and En-suite Bathroom • Guest Bedroom with En-suite Shower Room • 2 further Double Bedrooms • Family Bath/Shower Room • UPVC Double Glazed Windows, Soffits and Fascias • Alarm System • Gas Fired Central Heating

Gardens/Land

- Five Bar Entrance Gates • Tar and Gravel Forecourt
- Garage with Dual Front/Rear Access • Large Rear Garden • Workshop • Stable Block • Paddock available to rent*



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.

Situation

Gorsewood is situated in a semi-rural location along a no-through country lane, yet only about 2.5 miles to the south of the thriving market town of Ashford. The International Station is easily accessible which provides Eurostar services to the continent and 37 minute HSI domestic services to London St. Pancras.

Ashford also provides access to the M20 Motorway which is only 2.5 miles from Gorsewood connecting with the channel tunnel and M25, there are modern retail outlets and a good choice of Schools both in the state and independent sectors.

There are many pretty walks and rides in the surrounding countryside close to Gorsewood.

Gorsewood

An exceptionally well presented detached family home whereby a considerable amount of improvement has been undertaken by the present owners including an extension and a number of associated works. The spacious accommodation now combines four bedrooms (two en-suite) including a fabulous dual aspect master bedroom with both a walk-in wardrobe cupboard and en-suite bathroom. The adjacent guest bedroom also has an en-suite shower room and two double bedrooms on the ground floor share a contemporary style bath/shower room complete with whirlpool bath and power shower. In addition, there is a sitting room with bi-folding doors opening to the garden, a good sized dining room with stairs rising to the first floor having oak banisters and there is an adjacent study. The kitchen overlooks the rear garden and is spacious having pine fitted units and a connecting utility room. There are T.V. sockets to all relevant rooms, new laminated floors and new radiators. External works include attractive tile hanging to gables and dormers, UPVC double glazed windows with matching soffits and fascias for low maintenance.

Gardens/Land

To the front of the property there are 5-bar entrance gates leading onto a re-laid tar and gravel parking forecourt which leads to an

integral garage with through access. There is a pedestrian access on the opposite side of the house leading to the large rear garden which has a good sized patio, rose walk with pergola and arbours. Large lawns, shrubs and trees.

Stables

Towards the rear of the garden is an excellent stable block by "National" Stables comprising two 12' x 12' loose boxes and a tack room.

Agent's Note*

An adjacent paddock of approximately 0.75 acres (coloured blue on the attached plan) has been rented from a neighbouring landowner by our client's for the last 13 years and the rent has been paid until October 2017. Intending purchasers should satisfy themselves as to the availability of the same arrangement.

Directions

From the M20 Motorway: Leave at Junction 10 and follow signs towards Hastings A2070. Follow the dual carriageway in the direction of Ashford International/Kingsnorth to the second roundabout taking the 1st exit off the roundabout signposted towards Kingsnorth, continue across the next roundabout continuing in the direction of Kingsnorth. Proceed through the village passing the Queens Head Pub on the right-hand side. After about 0.5 mile take the left-hand turning at the crossroads into Steeds Lane signposted towards Mersham.

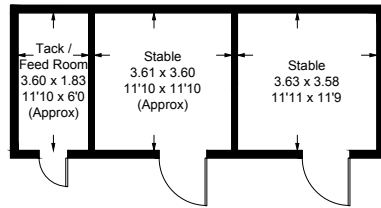
The property will be found after about 0.25 of a mile on the right-hand side just past the telephone and post box.

Viewings

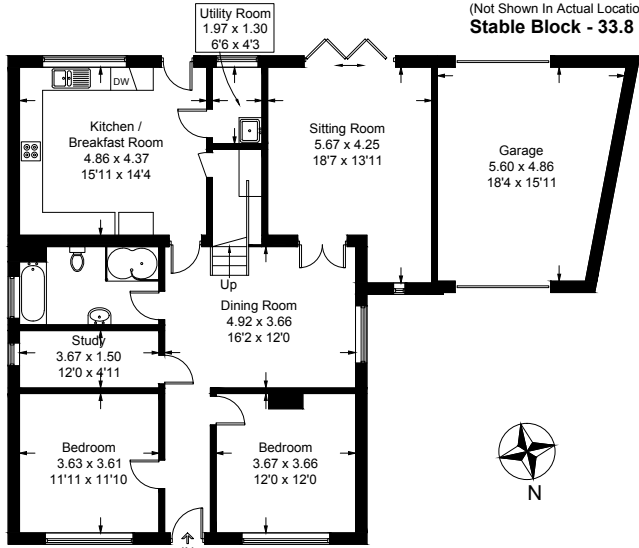
Strictly by appointment only.

(Reference E473)

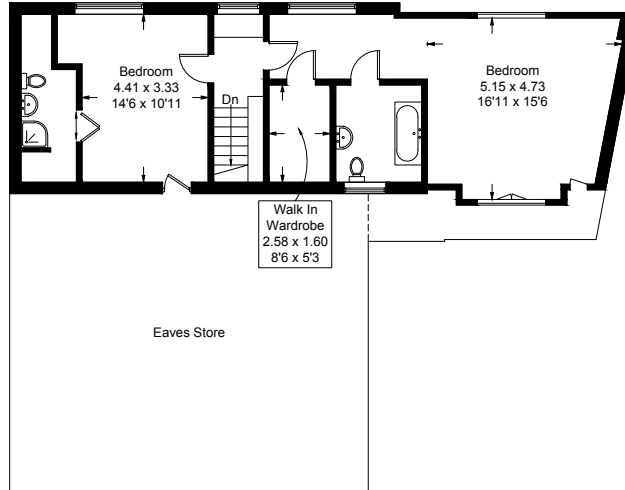
Gorsewood, Kingsnorth



(Not Shown In Actual Location / Orientation)
Stable Block - 33.8 sq m / 364 sq ft



Ground Floor - 119.3 sq m / 1284 sq ft (Excluding Garage)



First Floor - 68.8 sq m / 740 sq ft

Approximate Gross Internal Area = 188.1 sq m / 2024 sq ft
 Garage = 24.7 sq m / 266 sq ft
 Stable Block = 33.8 sq m / 364 sq ft
 Total = 246.6 sq m / 2654 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. (ID236670)

Equestrian Property

HOMES FOR HORSES AND RIDERS

Boundary plan for identification purposes only



Energy Performance Certificate



Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

Equestrian properties require specialist expertise and very specific marketing. To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I grew up owning and riding horses and have spent the best part of 25 years of my working life dealing with equestrian properties. I am definitely best placed to help in this respect.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Equestrian Properties, Country Houses, Ashford Homes, The Villages and Tenterden Homes with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



James Hickman MRICS FAAV

Director & Head of
Hobbs Parker Equestrian Properties