



HONESS
MUNDY BOIS ROAD · EGERTON · ASHFORD · KENT TN27 9EU

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<i>Egerton</i>	-	<i>1.5 miles</i>
<i>Pluckley</i>	-	<i>2 miles</i>
<i>Bethersden</i>	-	<i>5 miles</i>
<i>Ashford</i>	-	<i>10 miles</i>
<i>Maidstone</i>	-	<i>14 miles</i>

A 4-bedroom dwelling in need of modernisation set within a good-sized garden curtilage and grounds with equestrian potential, in a rural yet accessible location

- Spacious bungalow in need of refurbishment
- Large garden curtilage and multiple ancillary buildings
- Off road parking for several vehicles in addition to a detached triple garage
- In all approximately 1.74 acres
- Additional land may be available by separate negotiation

GUIDE PRICE: - £550,000

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

Honess is situated on the outskirts of the village of Egerton which is able to provide some day to day facilities including a public house, schooling and shop. Headcorn, situated only 6 miles to the east is able to provide a more comprehensive range of facilities and amenities, as well as links to Maidstone, Cranbrook and the national motorway network. London Stations can be reached from Pluckley in just over an hour and Ashford is only 15 minutes away east and provides high speed links to London St Pancras in 37 minutes.

DIRECTIONS

From Headcorn, head east on the high street taking the left hand fork onto Smarden Road before the sharp right hand turn. Continue for 1.5 miles, turn left onto Bedlam Lane, follow this road for approximately 2 miles until reaching a T junction. Turn right onto Crockenhill Road, after 200 metres continue straight onto Mundy Bois Road. Continue, when reaching Kingsland Lane on your left, Honess will be 150 metres further on the left.

WHAT 3 WORDS

///canoe.skins.palms

Please see below the location plan showing the exact location of the property in relation to the surrounding towns, villages and road network.





KITCHEN



SITTING ROOM



DINING ROOM



BEDROOM

GENERAL DESCRIPTION

Honess is a detached single-story dwelling of cavity brick construction, part rendered in pebble dash and part tile hung to some elevations under a pitched slate tile roof. The internal accommodation of property comprises the following:-

Front Door which opens to **Front Porch** with door to **Sitting Room** with doors to **Hallway** and **Kitchen** with door to **Rear Porch**. Doors from the Hallway lead to Rear Porch, **Bedroom 1** (double)/ **Study**, **Bedroom 2** (double)/ **Dining Room**, **Bedroom 3** (double), **Bedroom 4** (double) and **Family Bathroom** with bath, w/c and wash hand basin.

Outside

There are lawned and bedded **Gardens** to the front, sides and rear of the bungalow. There is off-road parking for multiple vehicles along with a **Triple Garage** situated on the driveway. There is also a **Workshop** and **Annexe** located to the north of the house.

Floor Plans of the house and buildings are opposite for further information.

EQUESTRIAN BUILDINGS & PADDOCKS

There is a block of stables to the east of the property consisting of 4 loose boxes and a storeroom. There is also a small menage in need of refurbishment, measuring at approximately 28m x 18m. The paddock land is split into two field parcels, with the land and buildings extending to 1.32 acres in total.

Please see the Boundary Plan overleaf for further information as to the exact area that is being offered for sale which extends to 1.74 acres.

Please Note – Additional land may be available by separate negotiation.



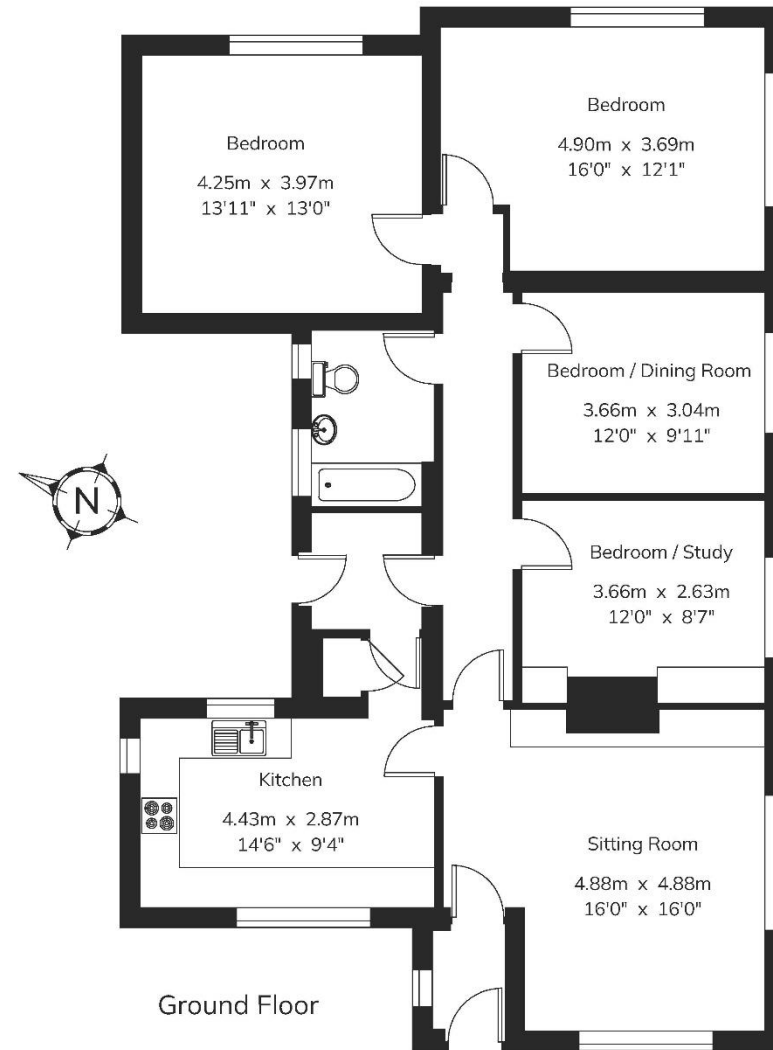
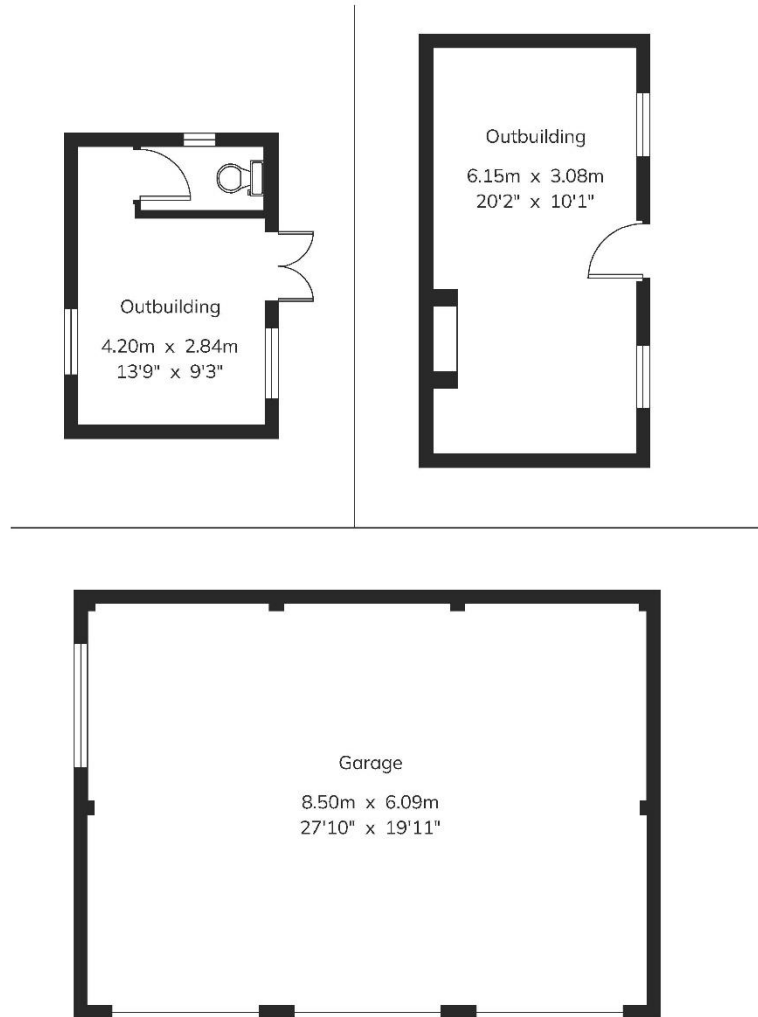
FLOOR PLANS

Honess

House - Gross Internal Area : 117.5 sq.m (1264 sq.ft.)

Garage - Gross Internal Area : 51.4 sq.m (553 sq.ft.)

Outbuildings - Gross Internal Area : 30.8 sq.m (331 sq.ft.)



NOT TO SCALE

For Identification Purposes Only.

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BOUNDARY PLAN



SERVICES

The property is connected to mains water, mains electricity and heating is provided via an oil-fired system. The drainage is to a private system. Please note we do not believe this system to be compliant so any offer made on the property must take into account replacing this system post completion.

ACCESS

Access is directly from Mundy Bois Road, which we assume is a publicly adopted and maintained by Kent County Council.

METHOD OF SALE

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

COUNCIL TAX

Band – F

EPC RATINGS

EPC- E

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.

LOCAL AUTHORITY

Ashford Borough Council, Civic Centre, Tannery Lane, Ashford TN23 1PL

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

ACREAGES

The acreages 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. Our searches indicate that there are no public rights of way across the property.

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.

PHOTOGRAPHS

The photographs within this brochure were taken in August/November 2024.

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 Vendors sole agent. If you would like to view, please contact Millie Palmer-Pilc 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: MPP/R2057.1

GUIDE PRICE

£550,000





Land and Property Experts

www.btfpartnership.co.uk

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