



Land & Property Experts



GROVE FARM
REDBROOK STREET · WOODCHURCH · ASHFORD · KENT TN26 3QS

**GROVE FARM
REDBROOK STREET
WOODCHURCH
ASHFORD
KENT TN26 3QS**

Woodchurch	-	2 miles
Tenterden	-	5 miles
Hamstreet	-	6 miles
Ashford	-	8 miles

A detached 4-bedroom farmhouse with annexe and extensive equestrian facilities, benefitting from far reaching views and set in a rural yet entirely accessible location.

- A four-bedroom detached house providing spacious accommodation in need of light modernisation in areas
- Private and rural location accessed through secure private gating and $\frac{3}{4}$ mile tarmac private drive
- 21 loose boxes, Indoor 5 Horse Walker and 60m x 20m Menage
- Large range of barns and storage areas
- In all approximately 48.68 acres

FOR SALE BY PRIVATE TREATY AS A WHOLE

GUIDE PRICE- £2,100,000

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership, Canterbury Road, Challock,
Ashford, Kent TN25 4BJ**

01233 740077

challock@btfpartnership.co.uk

LOCATION

Grove Farm is situated in an entirely rural location off Redbrook Street just 2 miles north of the village of Woodchurch in Kent.

Tenterden 5 miles east provides a more comprehensive range of facilities and amenities including supermarkets, schooling and leisure facilities. Hamstreet 3 miles north-east provides a main line rail station to London St Pancras International in just under an hour London (54 minutes) along with easy access to the A2070 towards Ashford

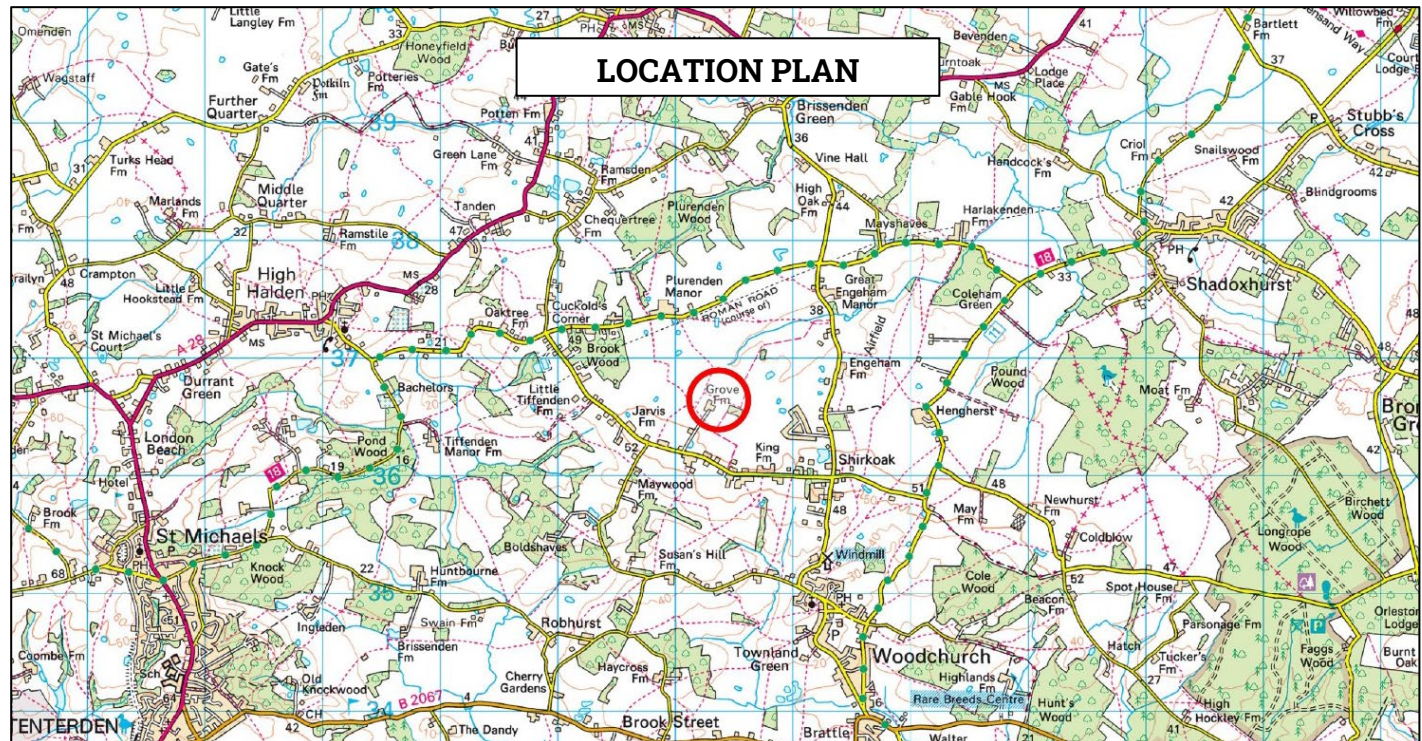
Please see the Location Plan below which shows the location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From the centre of Tenterden, follow the B2067 towards Woodchurch. After 2 miles, turn left onto the A28 and continue straight on. After a quarter of a mile, turn right and take the next left onto Susan's Hill. After 1 mile turn left and continue for about a quarter of a mile turn right onto Redbrook Street and the entrance to the property can be found on the left after about 30 yards.

WHAT 3 WORDS

///catch.flute.trendy







GROVE FARMHOUSE

The farmhouse was built in the 1930's and is off sold brick construction, under a pitched, hipped clay tile roof. The house has large spacious rooms throughout with high ceilings and accommodation for descriptive purposes is as follows: -

Front door opens into the **Porch** which leads directly into the **Dining Room**, and **Kitchen/Breakfast Room** with patio doors to **Rear Garden**. Doors off the **Sitting Room** leads to **Office & Drawing Room**. Door to **Utility Room**, with further door leading back to the Kitchen/Breakfast Room. A Further door from the Kitchen, leads to the later addition to the house, which includes, **Boot Room**, **Master Bedroom**, **Cinema Room** and **Family Bathroom**.

Stairs lead from the Dining Room up to the **First Floor Landing**, doors to **Master Bedroom** (double) with eaves storage, **Bedroom 2** (double) with fitted storage cupboards, **Bedroom 3** (double) with fitted storage cupboards and **Family Bathroom** with w/c, wash hand basin and bath with shower overhead.

The property benefits from a large Garden which offers a large **Patio Area**, picturesque pond and lawned gardens to the rear and side of the farmhouse.

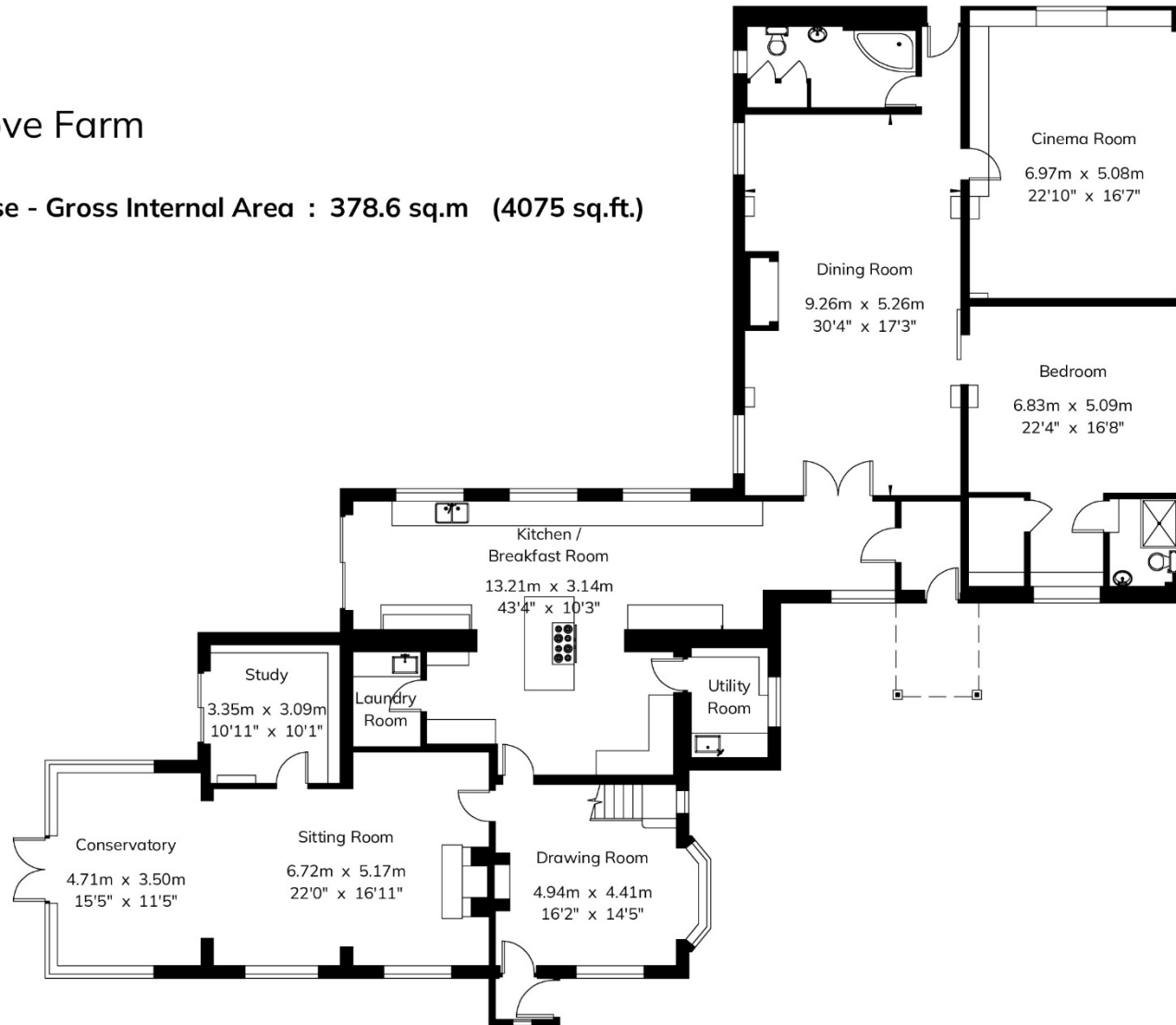
Outside there is ample off road parking for various vehicles to the front of the property along with ample Parking Space round by the Yard Area.

The house is in need of some modernisation throughout but provides living accommodation extending in total to 4,705ft². Floor Plans of the house can be found opposite for further information.

FARMHOUSE FLOOR PLANS

Grove Farm

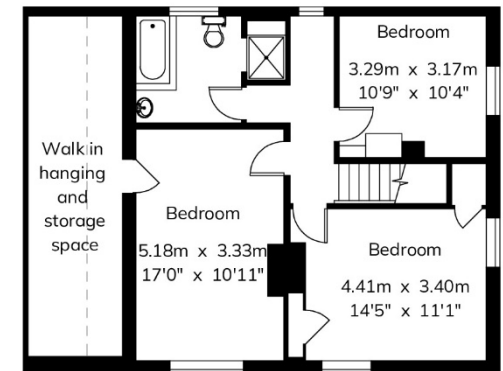
House - Gross Internal Area : 378.6 sq.m (4075 sq.ft.)



Ground Floor



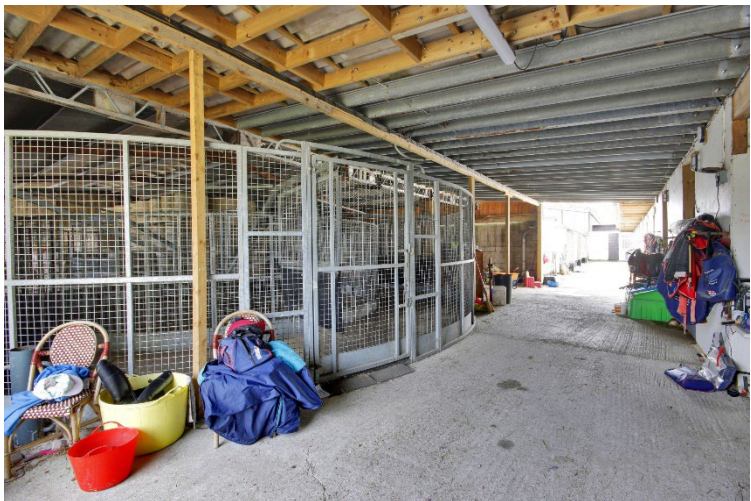
----- Restricted Height



First Floor

NOT TO SCALE







STABLES & YARD

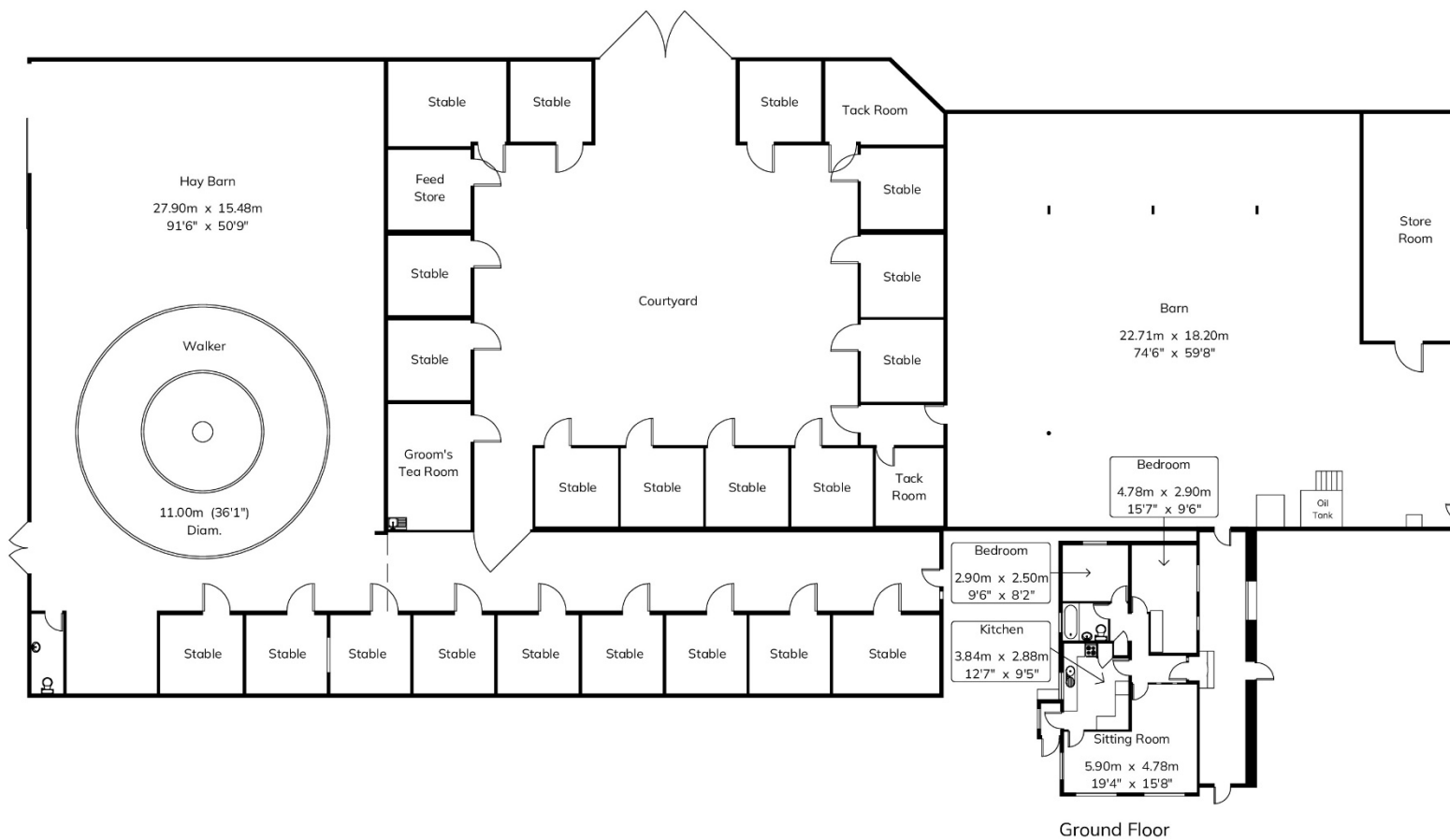
- 21 Loose boxes within a good-sized concrete yard area
- 2-bedroom ancillary accommodation with private access to and from the yard
- Indoor 5 Horse Walker with Additional Barn Space, Rug Rooms, Tea Rooms, Tack Room, Wash Down Area and Foaling Box
- 60m x 20m Menage, refurbished in 2020
- Large General Purpose Storage Barn and Workshop

LAND

There is approximately 44.62 acres of pastureland and a woodland shaw. The land can be accessed from the main property drive and directly from the Stable Yard. The boundaries are fenced with post and rail fencing, and are currently being used for the grazing of horses and for hay making. The land is classified as Grade 3 on the Agricultural Land Classification Plan with soil types showing Wealden Clay characteristics, which is typical of this part of the county. The land is all down to grass and provides the incoming purchaser with the opportunity to continue the livery business that has operated here successfully in the past and recent years.

Please see Boundary Plan overleaf showing the exact boundaries to be sold.

EQUESTRIAN BUILDING FLOOR PLANS



Grove Farm

Stable Complex - Gross Internal Area : 759.0 sq.m (8169 sq.ft.)

Barn - Gross Internal Area : 412.9 sq.m (4444 sq.ft.)

Groom's Quarters - Gross Internal Area : 89.9 sq.m (703 sq.ft.)



NOT TO SCALE





SERVICES

The property is connected to mains water and electricity. Heating is provided via two oil-fired central heating system and drainage is to a private system. **Please Note:** None of these services have been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available.

ACCESS

Access to the property is directly from the Redbrook Street through a private gated electric entrance onto a Tarmac drive. We assume Redbrook Street is a publicly adopted highway. **Please note:** No highways search has been undertaken. The three residential dwellings at the centre of the property have access rights down the main drive subject to a fair proportion of maintenance costs.

COUNCIL TAX

Band – F

EPC

Rating – E

BUSINESS RATES

Current Rateable Value (Livery Yard) - £1,750

PLANNING

A search of the Ashford Borough Council Planning Portal has been undertaken and there are numerous recent and relevant planning application in relation to this property. These are available from the Selling Agents on request or from the Ashford Borough Council website.

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.

TENURE

The property is registered as Land Registry title numbers K714113, K481746, K464095 and K467239. Title plans are available from the selling agents on request.

PHOTOGRAPHS

The photographs within this brochure were taken in 2022 & 2024.

LOCAL AUTHORITY

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

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

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. There are multiple public footpaths and bridlepaths crossing the property. A Rights of Way plan is available from the selling agents upon request.

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.

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.

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.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale 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.

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 the Vendors sole agents on the attached details: -

BTF Partnership

Clockhouse Barn

Canterbury Road

Challock

Ashford, Kent TN25 4BJ

Tel: 01233 740077

Mob: 07799 846872 (Alex Cornwallis)

Email: challock@btfpartnership.co.uk

GUIDE PRICE

£2,100,000



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