



Orchard Cottage Herne Common, Herne Bay, Kent, CT6 7JU



Located in Herne Common this is a must buy for a horse owner. This secluded corner site set in approx. 1 acre of mature gardens is the home for this charming detached family property formerly 2 cottages dating back to 1903 offered as now one complete property, with a wealth of recreational facilities. It is a haven for young children, the gardens are creatively designed to gain maximum potential that includes 'Deadwood' which is a recreation of a western style ranch complete with a jail for naughty adults! To further entertain you is a recently installed Plastica Belgravic wooden octagonal heated swimming pool measuring 5.5m x 3.6m and 1.3m deep. Complete with changing room. A hot tub tucked away is also available with a very handy outside WC. A private sunny and secluded patio to the rear is nicely positioned and convenient for access to the stables and paddock. Double garage. This 3 bedroom accommodation boasts a fully fitted luxury kitchen and a luxury style bathroom. Also featured is a full CCTV and alarm system, gas central heating and double glazing. Located on the main Herne Bay to Canterbury Road positioned on the corner of Curtis Wood Road which joins Ridgeway Road. Local public house and restaurant at hand with main bus routes available. Screened by trees and bushes the property maybe difficult to locate so please ask for exact directions when booking for an appointment.



Offers In The Region Of £980,000 Freehold



Electric Gates

With driveway and paths to the property.

Feature Canopy Porch

External Power point. Double glazed front door to

Entrance Hall

11'7 x 13 (3.53m x 3.96m)

Recess understairs for computer etc.. Oak flooring. Radiator. Power points. Cupboard housing gas boiler for central heating and hot water. Double glazed window. Consumer unit housed in cupboard.

Inner Hall

Radiator. Oak flooring. Double built in storage cupboard. Double glazed window overlooking garden. Power points.

Cloakroom

Circular washbasin and luxury mixer tap. Low level WC suite. Extractor unit.

Lounge/Dining Room

23'3 x 12'3 (lounge area) (7.09m x 3.73m (lounge area))

'L' Shaped room. Triple aspect room. 2x modern design radiators. Power points. Inset remote control gas coal effect fire. Pair of double glazed doors to garden. Pair of double glazed door to Kitchen/breakfast room.

Dining Area

26'2 x 11'10 (7.98m x 3.61m)

Luxury Kitchen/Breakfast Room

23'3 x 12'7 (7.09m x 3.84m)

Extensive wall and base units. Microwave. Electric oven and hob. Extractor fan above. Integrated fridge/freezer. Integrated wine cooler. Electric fire blue tooth friendly inset fireplace. 1 1/2 bowl sink unit with mixer tap. Door to hall. Modern upright radiator. Stable door to

Step upto Utility Room

7'2 x 5'8 (2.18m x 1.73m)

Stable door to garden. Electric wall panel heater. Wall light . Beamed ceiling. Small storage cupboard.

Conservatory (New)

126 x 10' (38.40m x 3.05m)

(Leading off the kitchen) Double glazed windows. Bi fold doors to garden. Upright modern radiator. Power points.

FIRST FLOOR

Landing

Access to roof space.

Luxury Bathroom/Shower/WC

13'3 x 8'8 (4.04m x 2.64m)

Roll op freestanding bath with mixer taps, standing on a tiled floor area. Walk-in shower cubicle. Pedestal wash handbasin. Heated towel rail. Low level WC suite. Double glazed window. Radiator.

Bedroom

12'8 x 11'9 (3.86m x 3.58m)

Radiator. Power points. Television point.



Bedroom

8'6 x 12'8 (2.59m x 3.86m)

Range of glass fronted wardrobes.

Master Bedroom

Double aspect room. 2 x upright modern radiators. Power points. TV point for wall mounted television. Built-in wardrobes. Air con unit.

Dressing Room

approx 9'9 x 11'4 (approx 2.97m x 3.45m)

(or bedroom if required) Double aspect room with double glazed window with garden and paddock views. Luxury range of hanging space with drawers etc. Radiator. Power points.

OUTSIDE

Detached Garage

12' x 18' (3.66m x 5.49m)

Power and light. Up and over door. Personal door to rear.

Wide Driveway

90' long (27.43m long)

Large Hot Tube

In woodland setting. Courtyard with wishing well. Shed.

Stable Block

27' x 12' approx (8.23m x 3.66m approx)

Lighting. Doors to paddocks.

Outside WC

Low level WC suite and wash handbasin.

Rear Patio and Garden Area

35' wide x 26' max depth (10.67m wide x 7.92m max depth)

Secluded rear patio and garden area. Paddock and yard behind the stable block.

Heated Above Ground Swimming Pool

30,000 L.. 1.3m deep. Illuminated pool. Changing room and plat room. 2 pool covers. Treehouse.

Deadwood Western Style Ranch

Tie up your horses and have a beer but beware there is a prison cell for the badly behaved children and adults.

Saloon Bar

15' x 15' (4.57m x 4.57m)

Fireplace. TV point. Electric wall heater. Adjoining

Pool Room

16' x 11'6 (4.88m x 3.51m)

BBQ Area (Semi enclosed)

12' x 11' (3.66m x 3.35m)

Lawned area for entertaining. External power points.

Jail & WC Attached Storage Shed

storage shed 12' x 6'7 (storage shed 3.66m x 2.01m)

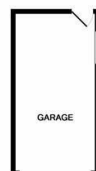
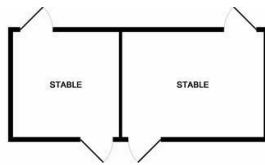


1 Acre Plot

Total 1 acre plot surrounded by mature trees, fruit trees, lawned areas. Very private during te summer months. The property is protected by a CCTV system. Electric range gate to front driveway. Remote control external lights.

Please note

Recent garden addition is the cocktail bar entertainment building. All viewings are strictly by appointment only dogs on the premises. In the event of your offer being made and accepted on this property, please ensure that you have proof of funds in respect of an offer letter in principle from a lending source and/or proof of funds by producing a current bank and/or building society statement(s). We shall also require the relevant information of your solicitor(s) and Estate Agents etc where applicable that have been appointed by you in order for us to process the transaction(s). Once you have provided the relevant information required this property will then be marked as sold subject to contract. NO FORWARD CHAIN.

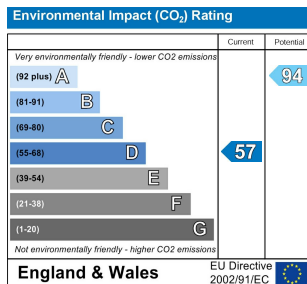
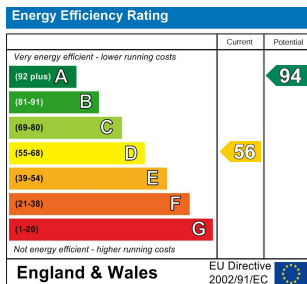


Ground Floor



1st Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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