



1 HERNEWELL COTTAGE

London Road | Addington | West Malling | ME19 5DD

STUART REYNOLDS

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If you are currently searching for a good size family home, one where you can live your equestrian dream day in, day out and be part of a village community then you are not going to want to miss this opportunity....

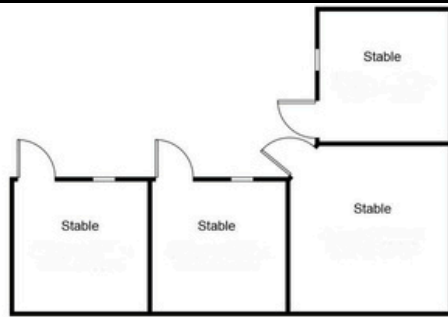
With an overall plot estimated at approximately 4.29 acres, made up largely from 3 separate paddocks and with a block of four stables - this home is perfect for anyone with a passion for Horses. More formal Garden areas are located directly behind the home and with some clever planting, the equestrian facilities are thoughtfully kept separate. A large private driveway extends to the gated entrance which opens out to a second, block paved drive which together with the detached double garage, provides an enormous level of multi vehicle parking. Above the garage is a very handy loft room which is accessed by a separate staircase to the rear and with the extra amenities plus a private balcony, this provides wonderful versatility for those that need space to work from home or even scope for annex accommodation.

In the majority of cases where home's have land, the size of the property is often disproportionate to the amount of land and it is often said that when you have a love of Horses, the land is more important but with this home coming in at just over 2,000sqft, that definitely need not be the case because with Hernewell Cottage, you can simply have it all!

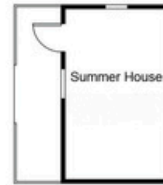
Entering the home, you are immediately greeted by a super sized hallway and grand staircase with overhead galleried landing. The Sitting room is a very impressive double aspect reception at just under 27ft and boasts a beautiful, large fireplace. In 2021, the Kitchen was remodelled and whilst is now a more modern space, the character and charm within this room is nicely retained. A second Living area which could so easily be utilised for a number of purposes and a shower room complete the ground floor layout. Upstairs, there is a separate Bathroom and all four Bedrooms are considered doubles, one of which boasting it's own ensuite Bathroom.

If you are keen for a village lifestyle without the worry of being completely isolated, then the village of Addington is perfect. For starters, you can enjoy the fresh produce from the local farm shop which is literally just a few steps from your front and with a variety of shops, restaurants & boutiques within the market Town of West Malling just a short drive away, your daily & weekly needs are well catered for. Not one but two Mainline Rail Stations are located less than 3 miles away plus the nearest junction of the M20 is only 0.53 of a mile down the road.

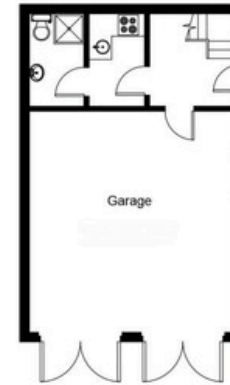




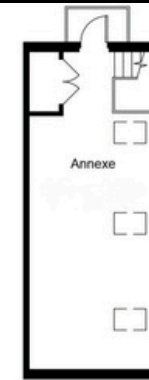
Stables



Summer House



Ground Floor



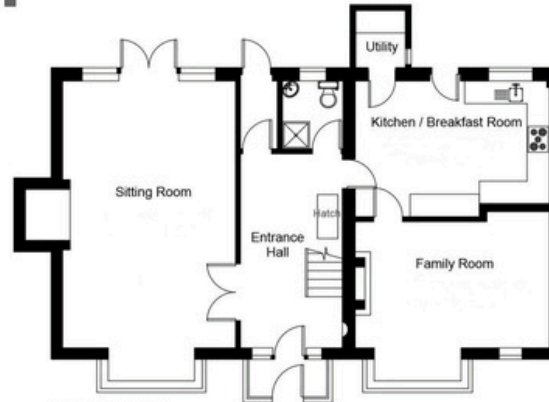
First Floor

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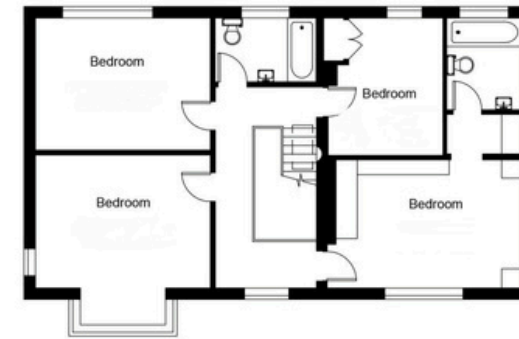
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Cellar



Ground Floor



First Floor

Ground Floor

Entrance Porch

Hallway

Shower Room

Rear Lobby

Sitting Room - 26'8 x 15'1

Kitchen/Breakfast Room - 16'10 x 11'10

Utility Area

Family Room - 16'10 x 13'8 max

Cellar

(accessed from floor hatch within the Hallway)

First Floor

Galleried Landing

Bedroom - 16'2 max x 11'2

En-suite Bathroom

Bedroom - 15'2 x 14'5

Bedroom - 15'2 x 11'4

Bedroom - 12'1 x 10

Bathroom

Outside

Overall Plot estimated in the region of 4.29 acres which comprises formal private Garden, large multi vehicle Driveway, four Stable Block plus Cabin, Paddocks and Woodland.

Detached Double Garage with facilities and room above

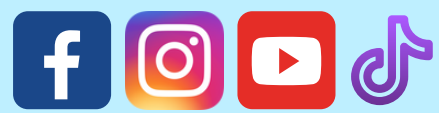


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