



Lambert & Foster



THE STABLES

YOTES COURT FARM | MEREWORTH | KENT | ME18 5JQ

An opportunity to purchase a sympathetic conversion of a former stables now provides versatile living spaces with modern comforts over two floors offering up to five bedrooms, ideal for both family living and formal entertaining. Internal features include exposed 18th century beams, wood burning stove to living area and attractive eyebrow arch windows. Located down a private farm road, flanked by mature parkland all within walking distance of the much-favoured villages of Mereworth and West Peckham. Offered to the market with NO FORWARD CHAIN.

Guide Price £875,000
FREEHOLD



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Flight of steps leads to Entrance door opening into vestibule with cupboard and coat hanging space. Inner hallway leads to Cloakroom fitted with shower, loo and basin

Off the inner hallway is access to rear gardens and arch windows with views over rear gardens

Sitting Room/ Dining Room – range of period features, exposed beam framework, arch windows with views over rear gardens, full length picture window and door opening to front with views out over the courtyard. Fitted woodburning stove. Vaulted ceiling with exposed beams.

Kitchen hatchway connects through to Dining area, window with views to front and range of wall and base units, inset sink with mixer taps. Laminate flooring. Vaulted ceiling with exposed beams.

Continuing on this level are three bedrooms

Bedroom 5 Eyebrow arch windows to front with additional velux into roof line.

Bedroom 4 Eyebrow arch windows to front with additional velux into roof line. Fitted wardrobe cupboards.

Master bedroom again with attractive eyebrow arch windows to front and rear and fitted with velux opening vents. Fitted wardrobe cupboards

Ensuite Shower room, shower, wash hand basin and loo

Stairs from inner hallway down to lower floor

Bedroom 2 Eyebrow arch window and full length picture windows to front, under stairs storage cupboard.

Bathroom fitted with bath, basin and loo

Bedroom 3 Eyebrow arch window and full length picture window to front



Local information

- Shopping: West Malling (3.7 miles), Tonbridge (7 miles), Sevenoaks (11.7 miles) and Bluewater (21.7 miles).
- Mainline Rail Services: West Malling station (4 miles) & Tonbridge station (7.5 miles) have a fast and frequent service to London Bridge/Waterloo East/Charing Cross/Cannon Street. West Malling also offers a direct service to London Victoria.
- Primary Schools: Mereworth, Hadlow, Shipbourne and Plaxtol.
- Secondary Schools: Judd Boys Grammar, Tonbridge Girls Grammar and Weald of Kent Girls Grammar Schools in Tonbridge. Hadlow Rural Community School. Wrotham School.
- Private Schools: The Preparatory Schools at Somerhill. Hilden Oaks and Hilden Grange in Tonbridge. Tonbridge and Sevenoaks Public Schools. Several Preparatory schools in Sevenoaks. Sackville School in Hildenborough. Sutton Valence School.
- Lesiure Facilities: Nizels Golf and Fitness centre in Hildenborough, Poult Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor and indoor swimming pools, The Angel Leisure Centre and a range of sporting clubs which include rugby, football, baseball, swimming and sailing. David Lloyd Tennis & Fitness Club at King's Hill. There is a network of footpaths locally offering extensive opportunities for walking across the scenic surrounding countryside.

OUTSIDE

The rear gardens are a delightful bonus to this property and well fenced with panel fencing and natural hedging. Mostly laid to lawn with some mature roses and shrubs. There is a paved sitting area and pathway across the back of the property.

To the front the property enjoys a split level courtyard area which would have been the original farmyard, this area is mainly lawn with attractive ragstone and brick walls. There will be provision for cars to drive into the courtyard for the purposes of loading and unloading, with separate allocated parking spaces.

GENERAL

Tenure: Freehold

Services: Oil fired central heating. Mains electricity, water and drainage.

Local authority: Tonbridge and Malling Borough Council.

Council tax: Band F **EPC:** F (24)

Broadband: Available as Standard and Ultrafast.

Mobile coverage: Limited indoor and likely outdoor from main providers.

Flooding: Very low risk further information available at

www.gov.uk/check-long-term-flood-risk

Agents note: The Stables will be subject to a shared management fee to cover the maintenance of communal area and access roads.

VIEWING

To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

The Stables, Yotes Court Farm, Mereworth Road, ME18 5JQ

Approximate Area = 1615 sq ft / 150 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1114824

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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