



EQUUS

Country & Equestrian



RED WOOD HOUSE



RED WOOD HOUSE, Grigg Lane, Ashford, Kent TN27 9LT

UNDEROFFER - NO CHAIN A recently built detached agricultural barn conversion with just under 5 acres (*TBV) of grounds/pastureland and equestrian facilities set off a country lane within an attractive farmstead of five recently converted detached residences of similar style. This impressive 3/4 bedroom conversion of a former detached agricultural barn offers single storey accommodation featuring a large open plan kitchen/dining area and sitting room with bifold doors out to the gardens adding a great sense of spaciousness and light to the interior. Outside there is a spacious parking area for several vehicles/horse box and a sectioned open plan barn extending to approx. 2000 sq ft currently including 2 loose boxes with adjacent covered turnout area (good space to add further internal stables), 40m x 20m post and railed riding arena and two paddocks. For those keen on off road hacking, dog walking or cycling there are a number of toll rides, footpaths and cycle trails nearby. For local facilities and amenities the picturesque village of Headcorn is around 1.7 miles away and boasts a thriving high street of local shops and amenities as well as a mainline railway station connecting to London Charing Cross/ Cannon Street in around one hour.

LOCATION & AREA AWARENESS

The pretty Wealden village of Headcorn is around 1.7 miles away and boasts a thriving high street of local shops and amenities including: Supermarket, bank, Post Office, chemist, Primary School, village hall, church, library, several Tea Rooms, 2 pubs and mainline railway station connecting to London Charing Cross/ Cannon Street in around one hour. There is also access to a number of major road routes including the M20 junction 8 linking to the M26/M25 giving access to the international airports of Gatwick and Heathrow, as well as the Channel Ports at Folkestone and Dover. Major supermarkets can be found in Tenterden (9.1 miles) and Cranbrook (8.4 miles), with greater shopping and leisure facilities at Maidstone (approx. 10 miles) and Ashford (approx. 12.8 miles). Like many parts of Kent there are an excellent selection of schools in the area. In the state sector there are primary and grammar schools for boys and girls in Maidstone, Tonbridge, Canterbury and Ashford and in the private sector independent girl and boys schools in Benenden, Sutton Valence, Canterbury and Tonbridge.

ACCOMMODATION-refer to the floor plan

Single storey with lots of light, the property is very much about clean lines and open plan living with access to large area for parking to the front and expansive garden areas awaiting those with green fingers or other ideas for family living in the warmer months. Min SITTING and DINING area open to the KITCHEN which is fully fitted with an assortment of lower and upper units combined with a large central island which has the sink and taps whilst the hob are in the base level units near the front windows. The principal BEDROOM 1 has an ENSUITE SHOWER ROOM and there is a separate FAMILY BATHROOM on the other side of the central living space. There are 3 other BEDROOMS although the smallest may be used for an infant / child or become a home office/study.

EQUESTRIAN FACILITIES & OUTBUILDINGS

OUTDOOR ARENA - 20m x 40m area with post and rail fencing with a Silica Sand surface.

DAY LIVING / HOME OFFICE - adjacent to the arena with power and water and may used for other uses subject to planning.

***BARN** - part owned - approx 50% of a large barn of around 2000sqft (ground floor not measured) with integral stabling for horses/animals ideal to reconfigure / change if required.

LAND & GROUNDS

The land is level mainly pasture and in an 'L' shape of 4.68 acres (*TBV). New fencing and mature hedgerows in part. The acreage stated at the property is *TBV – (To Be Verified), which means that the land has not been formally measured by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact area of the entire plot, they will be required to make their own arrangements, at their own cost, by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.



HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org

SERVICES & OUTGOINGS

TENURE: Freehold

LOCAL AUTHORITY: Maidstone Borough Council

TAX BAND: E

SERVICES: Shared private newly installed drains (Klargester). Underfloor LPG heating (above ground tank). Mains water. & electric.
EPC RATING: 74 / 103. Certificate number:5449-3339-8709-1861-1206.

Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent

Equus Country & Equestrian, South East/South West

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E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

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DIRECTIONS

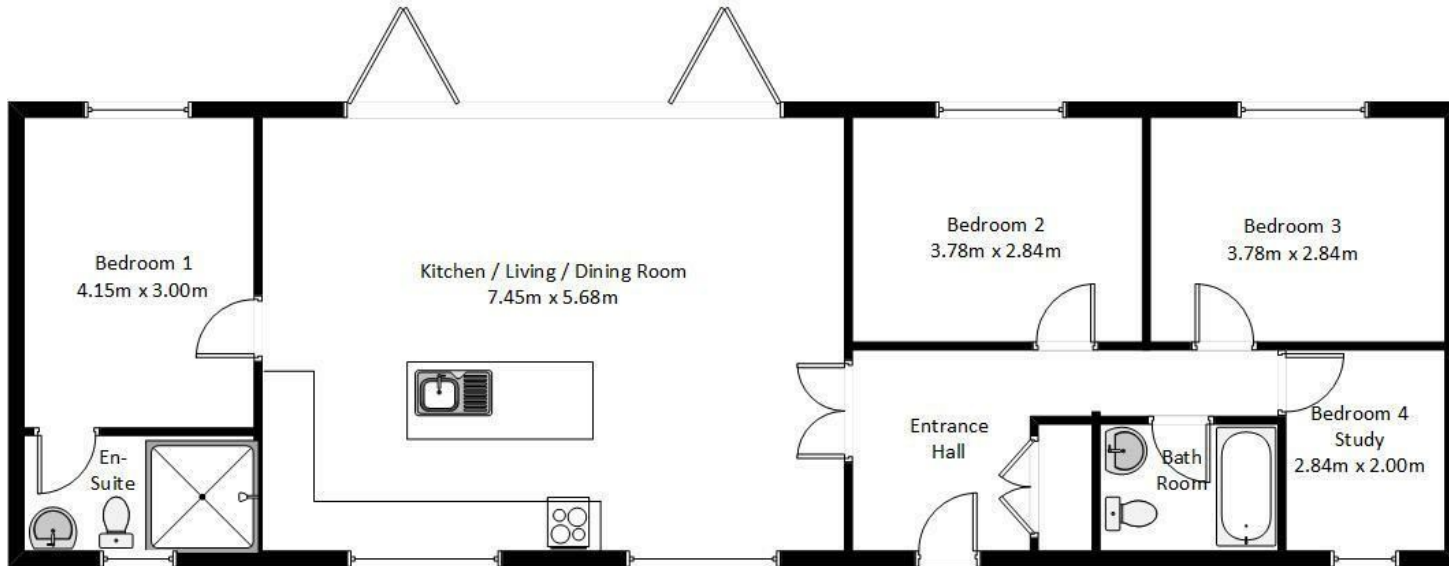
TN27 9LT. FROM MAIDSTONE/M20 (Junction 8) Heading south on the A274 from Maidstone and the M20 pass through Sutton Valence village and continue on until reaching Headcorn. On entering Headcorn turn left into Kings Road and then right into Forge Lane. Follow the lane around until joining Oak Lane and then take the left turn onto Grigg Lane.

Continue down Grigg lane - through a tight snake bend then straight on for a short distance. The barn complex can then be seen on the left hand side. Please enter the complex through the main gate on the left.

Guide price £750,000

LGF - TN27

Gross internal floor area approximately
101.5 square metres
(1093 square feet)



This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.
Invicta EPC www.invictaepc.com email: rwood@invictaepc.com

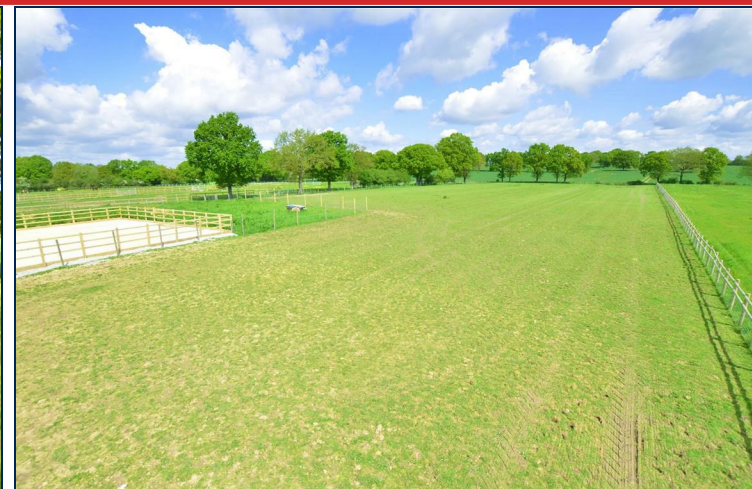


| Energy Efficiency Rating | |
|--|------------------------------------|
| Current | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | <p>100</p> <p>74</p> |
| <p>England & Wales EU Directive 2002/91/EC</p> | |

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| <p>England & Wales EU Directive 2002/91/EC</p> | |

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