



EQUUS

Country & Equestrian



STOCKLANDS FARM

STOCKLANDS FARM, Stonehill, Sellindge, Ashford, Kent TN25 6EJ



A well presented detached 4 bedroom bungalow set in 2.5 acres (*TBV) with equestrian facilities plus a range of brick outbuildings extending to just under 1000sqft offering options to adapt/replace for variety of uses (Subj.Perm.) The property is situated on the edge of the village of Sellindge which is surrounded by undulating countryside set at the foot of the North Downs and offering good hacking and a range of walks easily accessible nearby. An attractive in and out driveway to the front offers ample parking for several vehicles. A further gated driveway, large enough for a 17 ton lorry/ horse box, leads down the side and branches right to the stable yard: (3 Loose boxes, Feed Room, Tack Room and Hay Barn) and left to the Brick outbuildings complex (Garage with roller shutter, Stable, Workshop, Log Store and Lean-To), and 40m x 20m Riding arena and fenced paddocks. The current accommodation at the bungalow includes: Spacious Entrance Hall, Large Sitting room with fireplace and log burner, Combined Dining Room, Kitchen and Breakfast Room, Utility Room, Cloakroom/wc, Master Bedroom with en-suite, 3 further Bedrooms, separate Bathroom and shower room. Outside there are spacious lawned gardens set to the rear and front enjoying an open aspect at the rear towards the equestrian facilities and paddocks beyond. No Forward Chain.

Outside there are spacious lawned gardens with natural pond and grounds set to the rear enjoying total seclusion with an open aspect towards the equestrian facilities and paddocks beyond.

EQUESTRIAN FACILITIES & OUTBUILDINGS

Vehicle access to the land, equestrian facilities and outbuildings is via a gated side driveway and parking area which leads to the rear of the bungalow and connects up to two surfaced tracks, one leading to the stable block, riding arena and the other way leading to the outbuildings with spacious parking for a 17 Ton horse box and paddocks. There is also a further right of way to the rear from a private lane at the right side of the property.

Timber stable block : comprising of 3 Loose boxes, Feed Room, Tack Room and Haybarn (water and power available) with good sized post and railed fenced and gated concrete yard area.

Outbuildings : brick construction extending to just under 1000 sq.ft. and including Garage with roller shutter, Stable, Workshop, log store and lean to. (Scope to adapt or replace for other uses (subject to permissions).

Fenced Riding Arena (40m x 20m) with rubber and sand surface and drainage installed.

Paddocks - recently post and rail fenced by Jacksons.

The land for the total plot is around 2.5 acres (*TBV)

LAND

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 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.

SITUATION & LOCATION

The property is located on the edge of the village of Sellindge offering local amenities including a co-op post office, general store, medical centre and excellent primary school. The locality is surrounded by undulating countryside at the foot of



PROPERTY

The property is approached from an attractive in and out driveway to the front offering ample parking for several vehicles. A further driveway, large enough for a 17 ton lorry/ horse box, leads down the side of the bungalow to the equestrian facilities, outbuildings and paddocks set to the rear.

A spacious Entrance hall leads into the property with doors off to:

Large sitting room with fireplace and log burner and patio doors out to the rear garden Dining room part open plan into a good sized light and airy kitchen and breakfast room with fitted base and wall units, integral dishwasher, fridge freezer, oven and hob and french double doors and single glazed door leading out to the rear garden and patio.

Utility room

Cloakroom/WC

Inner hallway with doors leading off to:

Master bedroom with full height mirrored wardrobes and en-suite shower room

3 further bedrooms one currently used as a study.

Separate bathroom

Separate shower room





the North Downs with other amenities available in the picturesque Hamlets of Smeeth & Monks Horton. A more comprehensive range of leisure, educational and shopping facilities can be found in the towns of, Ashford, Hythe, Folkestone and the City of Canterbury. Commuter access to London is good, via road on the M20 accessed at Junctions 10 & 11. For rail links there are local stations at Westernhanger and Sandling and Ashford International station is a short drive away providing regular High Speed services to London St Pancras in around 37 minutes. Cross-Channel services are available from the Port of Dover and the Eurotunnel Terminal at Cheriton Good hacking and a range of walks are easily accessible on bridle ways, footpaths and country lanes in the locality.

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: Folkestone & Hythe District Council

TITLE REGISTER : K666163

TAX BAND: G

SERVICES: Oil fired heating, mains electricity, mains water & mains drainage, Alarms in house. Solar Panels fitted to roof of house fed back from the grid as payment and hot water panels to contribute to hot water. Internet fibre to cabin. The stable yard has mains water & electricity.

EPC RATING: C/80 Ref No -3137-5228-7200-0461-9206 .<https://find-energy-certificate.digital.communities.gov.uk>

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent - Celia Ransley Equus Country & Equestrian, South East/South West T: 01227 706009 E: sales@equusproperty.co.uk W: www.equusproperty.co.uk

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the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property. By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or supervised at all times. Livestock should not be touched and all gates left shut or closed.

DIRECTIONS

From M20 Jct 10A

Follow signs to Sellindge A20, after around 4miles, pass DP Motors on left hand side, 40mph and speed advisory on right hand sign. Continue on A20, through the bends for 300 yards, then turn sharp left into Stone Hill opposite Parish Church and lay-by. After 100yds the property will be found on the right hand side, a Magnolia coloured Bungalow with U shaped drive.

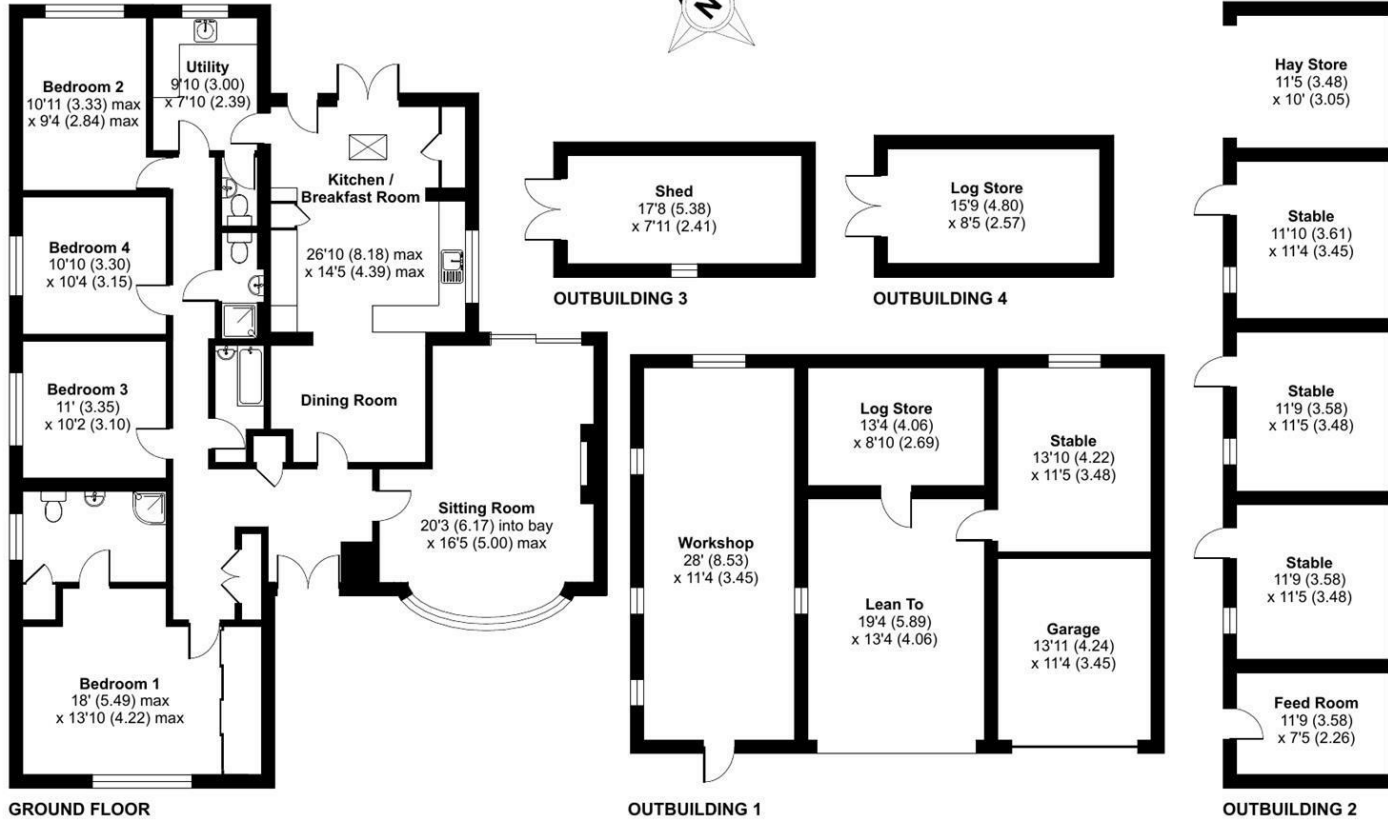
From M20 Jct 11

Follow signs A20 towards Ashford, after Approx 5 miles enter Sellindge village, passing under two bridges and the Co-op on right hand side. Go further 1 mile see Parish Church and layby on left hand side, turn into Stone Hill signposted Brabourne. After 100yds the property will be found on the right hand side, a Magnolia coloured Bungalow with U shaped drive.

Price £795,000



Main House = 1770 sq ft / 164.5 sq m
 Stables & Outbuildings = 1643 sq ft / 152.6 sq m (excludes lean to)
 Total = 3413 sq ft / 317.1 sq m
 For identification only - Not to scale



GROUND FLOOR
 Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Equus Property. REF: 1018700

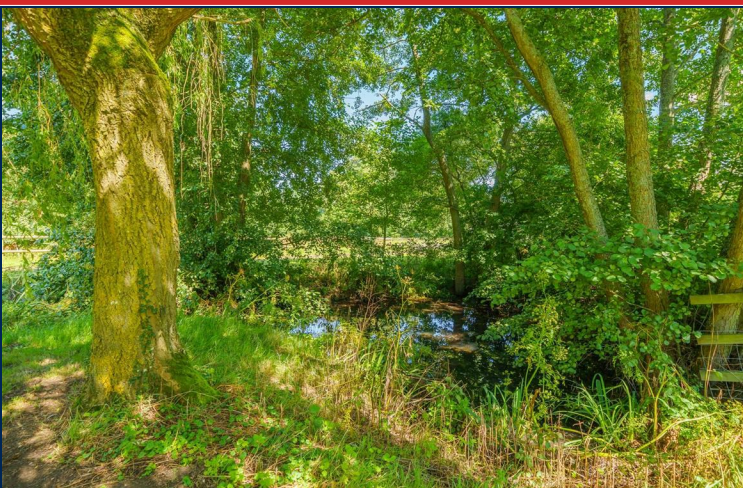


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

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