



# EQUUS

*Country & Equestrian*



EAST LODGE



## EAST LODGE, Wierton Hill, Maidstone, Kent ME17 4JS

A detached lodge house of Victorian origins (unlisted) set in 2 acres (TBV\*) with stabling and outbuildings situated in the sought after rural hamlet of Wierton Hill near Boughton Monchelsea with access to open countryside. This attractive property currently includes 3 bedrooms and 2/3 receptions with potential to possibly extend the accommodation and add further bedrooms/receptions (subject to permissions). Spacious secluded gardens to the rear with several sitting out areas one including a hot tub. Also within the grounds is a large detached garage, smallholding area with chicken coup, L shaped timber stable yard with 5 loose boxes and tack room, second timber building with 2 loose boxes, detached timber barn and further un-used outbuildings. The majority of the acreage comprises of level pasture divided into paddocks, one including a field shelter. N.B. There is space to add a riding arena in the pasture area (subject to permissions). For those with competitive equestrian interests Bonfleur Cross Country Course is approx. 3 miles and is available to hire and the nearest Equestrian show centre is Duckhurst Farm at Staplehurst.

### LOCATION & AREA AWARENESS

The property is located in the desirable rural hamlet of Weirton Hill, a ragstone ridge situated between the North Downs and the Weald of Kent surrounded by beautiful countryside yet convenient for local shops and amenities provided at nearby Boughton Monchelsea also with a primary school and secondary school. Further village amenities may be found in nearby Coxheath inc: general stores, pharmacy, bank and doctors' surgery. Maidstone, The County Town of Kent is around 4 miles and offers major shopping, leisure and entertainment options along with excellent Grammar Schools. For rail commuting Marden and Staplehurst stations are within easy reach (approximately 10 minutes drive) and provide services to Charing Cross and Cannon Street in approximately 60 minutes. Maidstone East station offers a 1 hr 3 minutes service to London Victoria. For road links the motorway network is accessed at M20 junction 5 providing fast links to the Capital and South Coast As well as connections to the other motorway networks, Gatwick, Heathrow, Stansted and City Airports, the Channel Tunnel and both Ebbsfleet and Ashford International stations. A range of both state and independent schools nearby include Sutton Valence Preparatory and Senior Schools, Tonbridge School, Kings Canterbury, Dulwich School, and Cranbrook School. The local area includes several excellent golf courses, wonderful walks and historic locations including the well known tourist venue of Leeds Castle. For those with equestrian interests Bonfleur Cross Country Course at Hunton is available to hire and the nearest Equestrian show centre is Duckhurst Farm at Staplehurst.

### ACCOMMODATION

Refer to the floor plans online and in the brochure. The property is a detached Lodge House constructed in the mid-19th Century in a Gothic style with stone inlays surrounding the windows and prominent chimneys giving the property a distinctive period look.

**GROUND FLOOR** - There are two doors into the house but the smaller side entrance is currently not used. **HALL** into the **UTILITY ROOM** and a

further **LAUNDRY** area and then into the **KITCHEN** with assorted wall and base units and **BREAKFAST BAR** plus space for a range cooker. **FAMILY BATHROOM** with walk in shower, WC and sink. The inner **HALL** also can be used as a **DINING ROOM** as the current owner does at present. The **SITTING ROOM** currently has a log burning stove and door off into the **CONSERVATORY**.

**FIRST FLOOR** – stairs to the three bedrooms, **BEDROOM 2** with an **ENSUITE SHOWER ROOM**, **BEDROOM 1** has a dressing room with built in cupboards. **BEDROOM 3** view over rear garden.

### OUTBUILDINGS & EQUESTRIAN FACILITIES

Refer to the floor plans online and in the brochure.

**STABLE YARD** - 5 timber loose boxes and tack room on concrete with access to the fields. Water and power laid on.

**LOOSE BOXES** - separate x2 timber loose boxes (not measure) located in the garden to the left as you face the garage.

**FIELD SHELTER** - to the rear of the stable yard.

**BARN** - timber with large doors, located on the entrance near the yard.

**GARAGE** - direct access form the lane with up and over door.

**LOG STORE & STORE** - two rooms both with doors.

**TIMBER OUTBUILDING** - workshop or store with base units and sink.

### LAND & GROUNDS

The property has three titles and is set in just over 2 acres (\*TBV) comprising of level post and railed paddocks, the garden and house, outbuildings, drive and yard. 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 WEBSITE LINKS

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](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://www.ukradon.org) | [www.ofcom.org.uk](http://www.ofcom.org.uk) mobile-coverage | [www.ofcom.org.uk](http://www.ofcom.org.uk) phones-telecoms-and-internet advice-for-consumers advice broadband-speeds/broadband-basics

### SERVICES & OUTGOINGS

**TENURE:** Freehold.



TAX BAND: G.  
LOCAL AUTHORITY: Maidstone.  
PROPERTY TYPE: Detached.  
PROPERTY CONSTRUCTION: Brick & stone in part.  
NUMBER & TYPE OF ROOM/S: see attached floor plans.  
PARKING: Multiple.  
SERVICES  
HEATING: Oil. Hob for cooking propane gas.  
SEWAGE: Private.  
WATER SUPPLY: Mains.  
ELECTRICITY SUPPLY: Mains.  
BROADBAND: see useful websites.  
MOBILE COVERAGE: see useful websites.  
EPC RATING: EPC RATING: F27/79 Certificate number 7337-4820-2309-0766-0206  
Full ratings & advisories/estimated costs are now online at the .gov web site:  
<https://find-energy-certificate.digital.communities.gov.uk/>

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 after use.

#### DIRECTIONS

Junction 8 M20 is closed so come off at Junction 7 M20  
POSTCODE - ME17 4JS - on leaving Heath Road, the property can be found down Wierton Hill on the right after 0.5 mile behind a tall hedge and trees.  
DRIVEWAY LOCATION - what3words// result.superbly.confirms



#### VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent  
Equus Country & Equestrian, South East/South West  
T: 01892 829014

E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)

W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

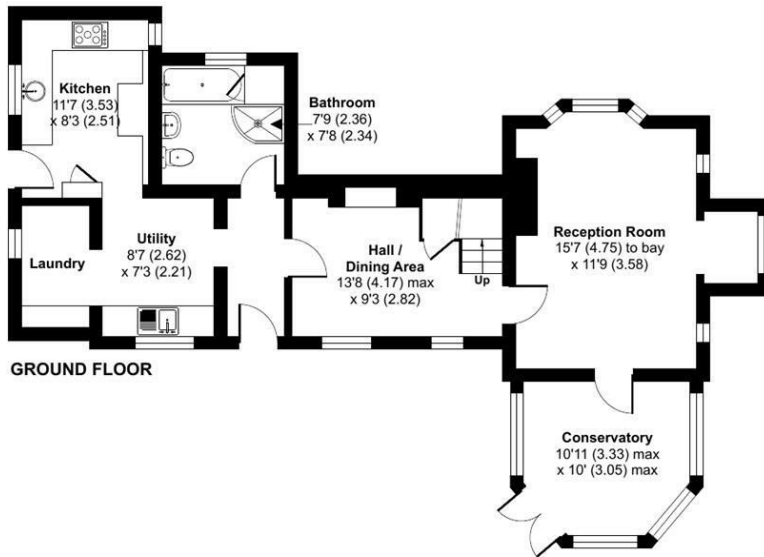
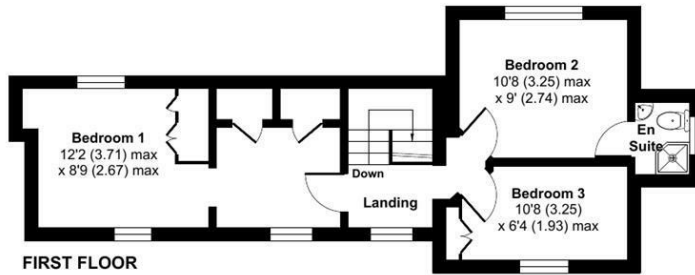
DISCLAIMER: All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property. By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building

**Guide price £845,000**

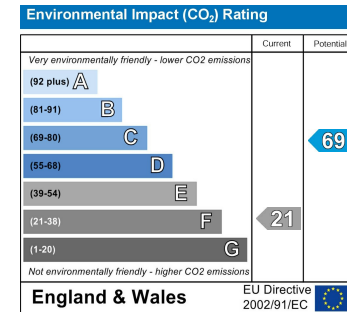
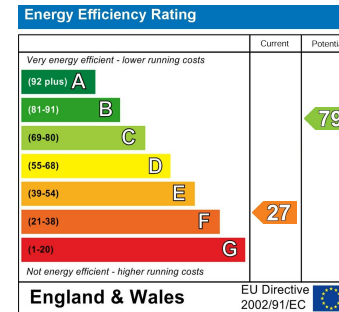




Approximate Area = 1220 sq ft / 113.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Equus Property. REF: 1042056



PROPERTYMISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained. We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



[www.equusproperty.co.uk](http://www.equusproperty.co.uk)

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



A member of



PrimeLocation.com

UKLAND and  
FARMS.co.uk

