



EQUUS

Country & Equestrian



EAST LODGE



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

Equestrian Property / land and stables - 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 | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org | www.ofcom.org.uk mobile-coverage | 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/>

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent

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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.

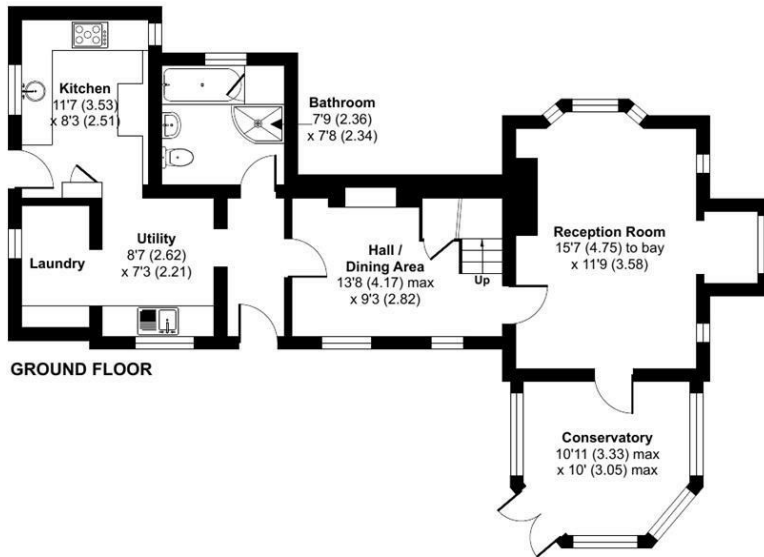
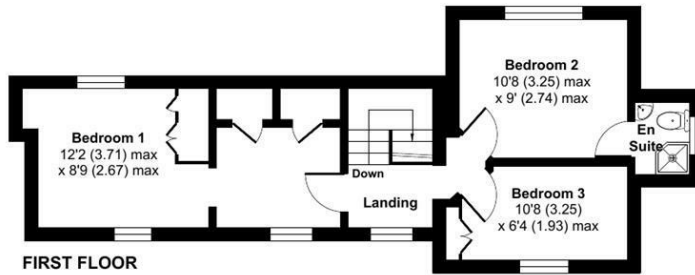
DRIVEWAY LOCATION - [what3words// result.superbly.confirms](https://www.what3words.com/result/superbly.confirms)

Reduced to £815,000

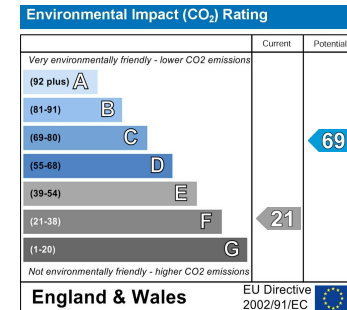
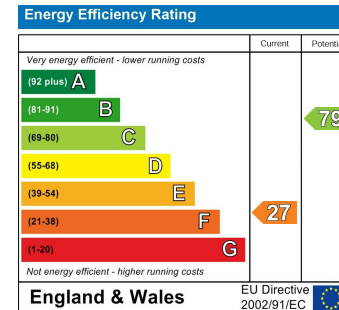




Approximate Area = 1220 sq ft / 113.3 sq m
For identification only - Not to scale



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



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