



# EQUUS

*Country & Equestrian*



**2 White Cottage**



## 2 White Cottage, Hartley Bottom Road, Hartley, Kent DA3 8LF

**VILLAGE & COUNTRY - NO CHAIN - WITH LAND** - A well-presented semi-detached cottage in a rural location set in 0.73 acre (TBV\*) including an adjoining paddock and timber stable with water connected enjoying attractive surrounding gardens on three sides giving the impression of being detached. This popular country and equestrian area offers a range of bridleways allowing for off road hacking as well as numerous footpaths for dog walkers and ramblers. The cottage offers a most attractive interior which has been fully renovated over the years yet still boasts many character features such as oak flooring to some rooms, a solid fuel stove in the sitting room and fitted country style kitchen with Range Cooker. The overall accommodation includes: Ground Floor: Entrance Hall, double aspect sitting room, Oak fitted Kitchen, Conservatory, shower room/WC. First floor: two double bedrooms and luxury family bathroom. For those with competitive equestrian interests there is a riding arena for hire at a local livery yard a few hundred yards away with Eaglesfield show centre and Speedgate retail outlet and equestrian centre both in hacking distance. The location is renowned for offering excellent Riding out around rural lanes and at nearby Northfield toll ride (by key subscription) also with immediate access to fields from the property offering miles of Country walks. For equestrian and Pet provisions Glovers Farm shop is a short distance away offering a delivery service including large hay bales direct to your field.

### AREA & LOCAL AMENITIES ETC

The property is approached from a lane and situated in small hamlet of around 6 properties located in an area of outstanding natural beauty. Local amenities are available at Hartley which is a thriving village offering local shops and two excellent primary schools as well as the Black Lion public house and Hartley Country Club offering a variety of sporting activities. The village of Longfield offers further shopping facilities and mainline railway station with 40 minute service to London Victoria. Road links from the area give access to A2/M2, A20/M20, M25 and the Dartford river crossing as well as the Bluewater Shopping Complex and Ebbsfleet International station providing a 20 minute service to London St Pancras and links to the continent. Education options in the area: Primary Schools: Hartley Primary School: 1.1 miles (4-11 years), Langafel COE Primary School: 1.4 miles (4-11 years), Meopham Primary School: 1.5 miles (5-11 years), Fawkham Primary School: 1.9 miles (4-11 years), Our Lady of Hartley Catholic School: 1.9 miles (4-11 years), Sedley's COE Primary School: 2.9 miles (4-11 years). Secondary Schools: Longfield Academy: 1.7 miles (11-18 years), Northfleet School for Girls: 3.9 miles (11-18 years), Gravesend Grammar School for Girls: 4.6 miles (11-18 years), Gravesend Grammar School for Boys: 5.1 miles (11-18 years), The Leigh Technology Academy: 5.8 miles (11-19 years).

### ACCOMMODATION -refer to the floor plan

The property is set back from the lane and elevated with some views to the north over open farmland in the distance. There are a few other houses within the vicinity but all are rurally located. The accommodation is well presented and currently vacant with no chain.

On the ground floor there is a CONSERVATORY with plantation shutter

blinds on all sides. The SITTING ROOM is quite large and double aspect with fireplace and solid fuel stove. The downstairs CLOAKROOM has a WC walk in shower and wash hand basin. The KITCHEN is well fitted with assorted wall and base units and a further recess for the range cooker and a door to the rear garden. On the FIRST FLOOR are 2 BEDROOMS which are large enough for a double bed in each. The FAMILY BATHROOM is well presented with feature roll top bath.

### OUTBUILDINGS

**STABLE** - Situated in the paddock area a timber loose box on skids. Water laid on to one side.

**2 GARDEN SHEDS** plus DECKING AREA - One shed with has power and water laid on for tumble dryer and washing machine.

**DRIVEWAY STORAGE BOX** - Locked and set above on wall.

### LAND & GROUNDS

The whole plot including the paddock, house, garden and parking area is 0.73 acres (\*TBV). Parking area for 6 cars/Horsebox/Trailer Secluded stocked gardens extending around the front, side and rear with patio area and lawns. Adjoining post and railed stock fenced paddock with water connected.

Further post and rail holding pen. Fenced area to the top of the paddock near the trees.

The paddock areas offer an ideal facility for any potential buyer to get their horse/s out of livery also as use as a secure enclosed dog exercise area.

There are two titles one for the house, garden and parking and a separate title for the paddock.

The acreage and or land shown / stated on any map and or screen print for the property is \*TBV – (To Be Verified), which means that the land has not been formally measured and or verified 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 titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified 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)



<https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

#### **MATERIAL INFORMATION & SERVICES**

TENURE: Freehold  
PROPERTY TYPE: Semi-detached.  
PROPERTY CONSTRUCTION: Brick.  
NUMBER & TYPE OF ROOM/S: see attached floor plans.  
PARKING: Off road / private / 5-6 cars.  
TITLE NUMBER/S: K960404 (Freehold) house & garden.  
LOCAL AUTHORITY: Sevenoaks.  
TAX BAND: D  
EPC RATING: D 61/100. Certificate number 9369-3033-6209-4234-9200.  
Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>

#### **SERVICES**

HEATING: Oil  
COOKING: LPG  
SEWAGE: Private cesspit  
WATER SUPPLY: Mains  
ELECTRICITY SUPPLY: Mains  
BROADBAND: see useful website links.  
MOBILE COVERAGE: see useful website links.

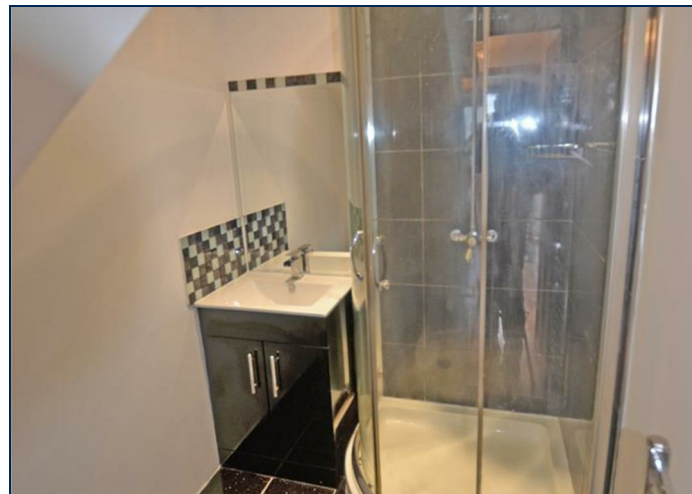
#### **VIEWING ARRANGEMENTS**

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)

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#### **DIRECTIONS**

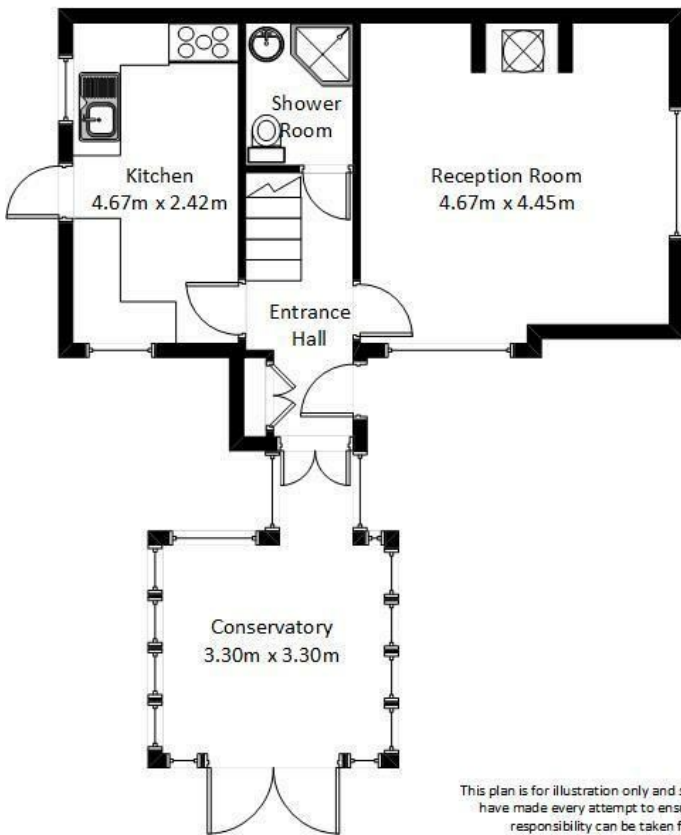
**Offers in the region of £535,000**



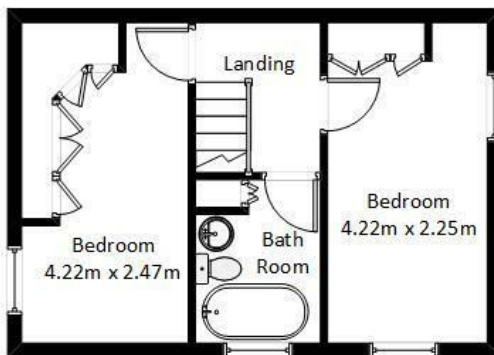
# 2 WC - DA3



Ground Floor



First Floor



Gross internal Floor area approximately  
84.35 square metres  
(902 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.  
www.invictaepc.com email: rwood@invictaepc.com



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>100</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	<b>61</b>
England & Wales EU Directive 2002/91/EC	

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

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