



EQUUS

Country & Equestrian



THE OLD BELLHOUSE



THE OLD BELLHOUSE, Lower Warren Road, Maidstone, Kent ME20 7EH

VILLAGE & COUNTRY - A location to buy for! A unique detached 4 bedroom country home (unlisted), set in approximately 0.64 acres (* TBV) nestled into the South side of the North Downs Area of Outstanding Natural Beauty offering South facing outstanding far-reaching country views. The main construction is of large chalk blocks, faced externally in Kentish Ragstone & red brick whilst the interior has been sympathetically extended and refurbished with a modern open plan kitchen/family room fitted with granite worktops an AGA cooker & Italian porcelain flooring opening onto a large flagged patio area via bifold doors on two sides providing al fresco entertaining in all weathers! There is also a lobby, a fitted utility room, three shower rooms/bathrooms & an original paved cellar. The dining room has an original inglenook fireplace fitted with a large wood burning stove whilst the South-facing lounge is fitted with double-opening French windows and has an open fireplace for the winter. There is plenty of off-road parking and a large integral garage /workshop. The garden is lawned & planted with fruit trees and has a large garden shed & greenhouse. A private area of indigenous woodland provides a walk and playhouse for children. The house backs onto farmland & is surrounded by nature reserves and vineyards. The North Downs Way and the Pilgrims Way are conveniently close with excellent walking, mountain biking and horse riding. There is a good selection of golf courses nearby & a variety of excellent local schools to choose from. The location is surrounded by protected countryside yet provides easy access to local shops & services. Both the M2 and M20 motorways are close by & the Ebbsfleet High Speed Rail Link & Rochester railway station are in convenient driving distance.

LOCATION & AREA AWARENESS

The property is situated in an area of outstanding natural beauty near to the Blue Bell Hill hamlet of Kits Coty also known as Kents' little Stonehenge with ruins of two prehistoric burial chambers formerly covered by long earthen mounds and estimated to be some 6000 years old. For local shopping and amenities, the picturesque historic village of Aylesford is around 2 miles and is said to be one of the oldest continually occupied sites in England. It possesses a 14th century ragstone bridge which is probably one of the most photographed and painted landscape features in Kent and there is no mistaking the antiquity of the houses overlooking the river Medway on both sides of the bridge. The village is built around a square with a range of Public Houses including the smallest, and possibly the oldest pub thought to date back to 1106. In Aylesford's High Street is the splendid medieval Friary built by the Carmelites around the middle of the 13th century and restored in 1949. The Museum

of Kent Life and Cobtree Manor Park and Golf Course are nearby and there are a range of sporting and leisure facilities in the County town of Maidstone. For road commuting there is easy access to the M2 and M20 motorways connecting to the M25 as well as fast rail commuting links to central London from nearby train stations in Maidstone, Rochester as well as Ebbsfleet International station which provides an 18 min. service into London St Pancras as well to Europe.

ACCOMMODATION-refer to the floor plan

GROUND FLOOR - The sympathetically built, modern KITCHEN AND FAMILY ROOM is fitted with granite worktops, an AGA cooker and Italian porcelain floor. This kitchen opens onto a large, flagged patio area via bifold doors on two sides providing al fresco entertaining in all weathers! There is also a lobby, a fitted UTILITY ROOM, wet room SHOWER ROOM and an original paved CELLAR. The DINING ROOM has an original inglenook fireplace fitted with a large wood burning stove whilst the South-facing SITTING ROOM is fitted with double-opening French windows and has an open fireplace for the winter.

FIRST FLOOR - 4 BEDROOMS with the principal bedroom having an EN-SUITE SHOWER ROOM plus a dressing / reading room within the turret offering stunning views out over open countryside. The FAMILY BATHROOM has an additional shower as well as a bath.

SECOND FLOOR - stairs to loft space which has roof windows already installed and may offer the opportunity to convert to a 5th BEDROOM subject to planning permission and building regulations.

CELLAR - stairs down to useful area.

Main house - 3039 sqft which includes the 2nd floor loft space and the cellar. Garage - 930 sqft for both floors.

OUTBUILDINGS & GARAGING-refer to the floor plan

GARAGE - integral double garage with lighting and power, access via drive from off road parking area. Stairs to storage space on the first floor with roof window suitable as an additional bedroom / sitting room (subject to planning and building control)/ office / hobbies room.

OUTBUILDING 1 - GARDEN SHED / STORE - set off the off road parking area.

OUTBUILDING 2 - part brick with shallow roof. Next to the patio area and could be made into a further garden building.

TREEHOUSE - timber constructed with stairs.





LAND & GROUNDS

The property has two titles - TITLE NUMBER/S: K418384 (0.347 acres *TBV main house and gardens) / K827011 (0.294 acres *TBV of adjacent wooded land) a total of 0.64 acres *TBV.

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

TITLE NUMBER/S: K827011 / K418384

LOCAL AUTHORITY: Tonbridge and Malling.

TAX BAND: G

SERVICES: Oil AGA with heater for hot water. Oil central heating. Private drains. BT fibre available locally.

EPC RATING: E 42/65. Certificate number 7337-7228-0000-0139-6296.

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

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DIRECTIONS

From Junction 6 of the M20 continue up the A229 in the direction of Chatham for 1 mile. Leave the A229 at the signpost for Burham turn right under the A229 bridge immediately after the Lower Bell PH. Continue straight ahead onto the single-track country lane signposted Lower Warren.

From Junction 3 of the M2 take the A229 downhill in the direction of Maidstone. Take the first slip-road off signposted Burham and then turn sharp left into the small country lane.

The Old Bellhouse is the second house on the right with parking in two areas.

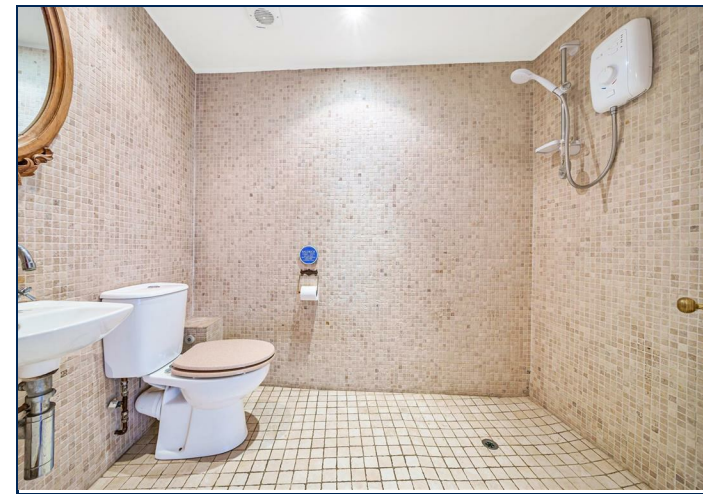
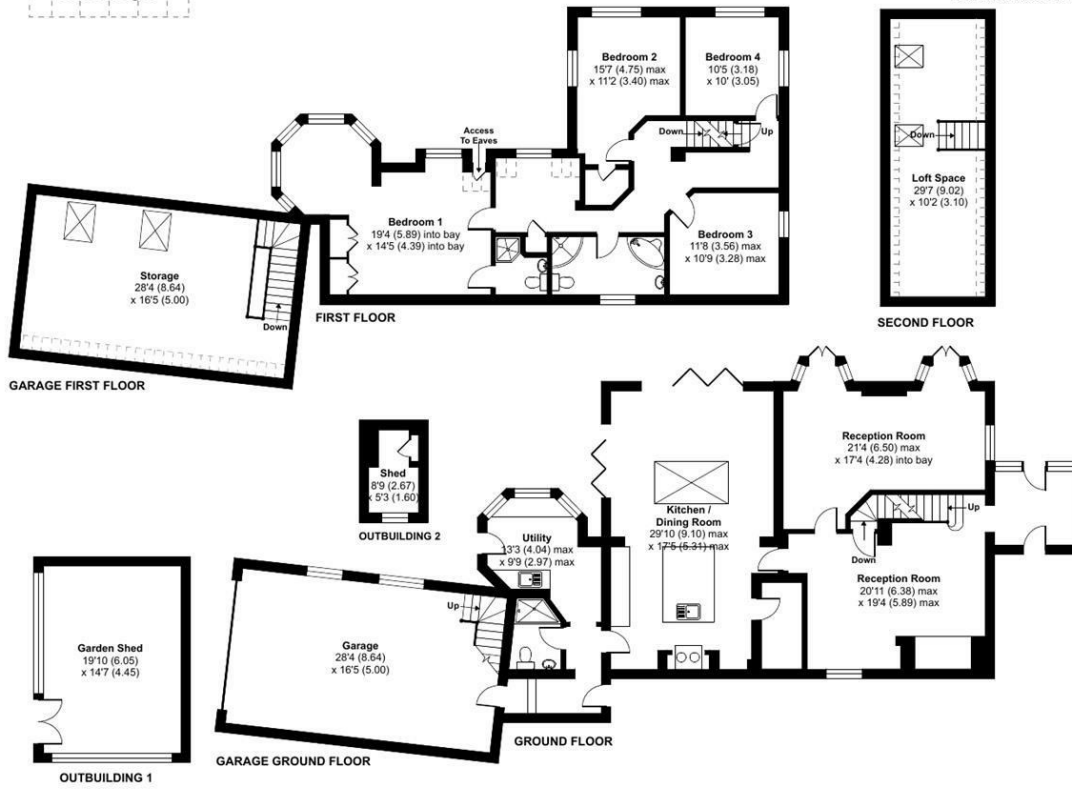
Guide price £1,095,000





Denotes restricted head height

Approximate Area = 3970 sq ft / 368.8 sq m (includes garage)
 Limited Use Area(s) = 115 sq ft / 10.6 sq m
 Outbuildings = 337 sq ft / 31.3 sq m
 Total = 4422 sq ft / 410.8 sq m
 For identification only - Not to scale



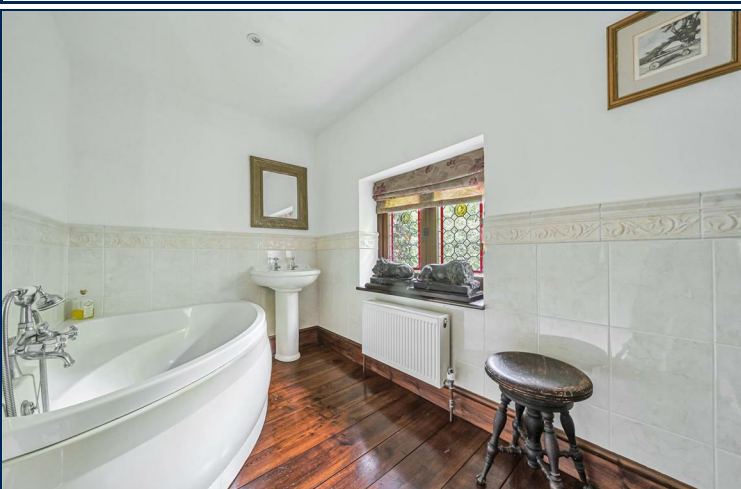
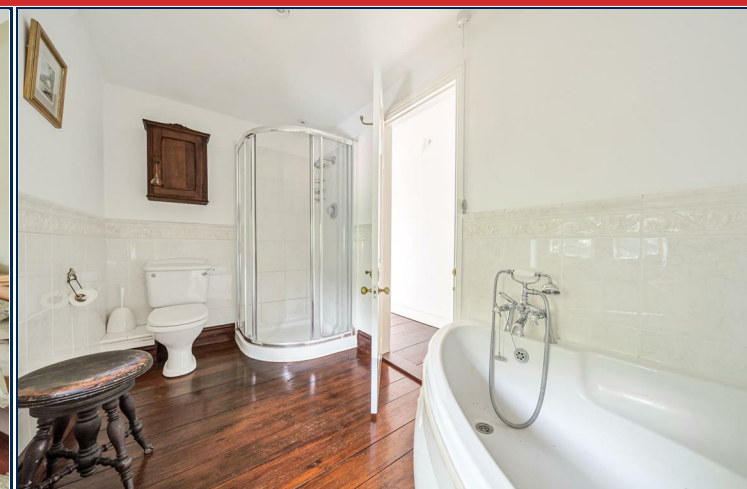
RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2023. Produced for Equus Property. REF: 1019776

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	42
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 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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