



EQUUS

Country & Equestrian



Hurstwood Paddocks, 15a



Hurstwood Paddocks, 15a, Shirley Grove, Tunbridge Wells, Kent TN4 8TL

Totally unique and well-located equestrian property in 3.23 acres (*TBV) which has recently undergone a significant amount of renovating by the current owners. The well organised self-contained stable yard includes 20m x 40m RIDING ARENA (sand/rubber surface), 2 stable blocks (total 4 loose boxes) & storage barns; The whole with power and water connected.

This end of terrace property which has three bedrooms, occupies a truly unique semi-rural location situated on the fringes of Tunbridge Wells in a popular residential area, a short walk from local shops/amenities and bus routes - ideal for those wanting easy access to excellent schooling & rail commuting to London.

The house itself is situated at the end of a cul-de-sac of properties with off road parking and parking in front of a separate garage. Although attached on one aspect, the property gives the feeling of being a detached, with landscaped gardens on three sides giving much privacy including elevated views over the paddocks and Hurst Wood etc. For vehicle access to the stable yard and outbuildings there is a separate shared driveway leading from a private track to the rear which also leads to extensive hacking on common land and bridleways (close to Toll Rides).

The very well presented accommodation includes: Ground Floor - sitting room with dining area & sliding patio doors offering panoramic rear views, study/playroom/guest room, triple aspect designer fitted kitchen/breakfast room with rear & side views. First Floor: Main bedroom with ensuite and views over the paddocks to the rear, two further double bedrooms and family shower room.

The well stocked surrounding gardens offer an elevated view over the land which is owned by the property with patio and an attractive decked area for alfresco dining or just relaxing in a quiet spot, whilst enjoying watching the horses graze and being surrounded by nature.

LOCATION & AREA AWARENESS

Tunbridge Wells is home to a number of well-regarded schools the closest being Rusthall St Paul's and Speldhurst Primary. Nearby secondary schools include Skinners Grammar School, Tunbridge Wells Boys Grammar & Tunbridge Wells Girls Grammar, (TWGGS). Aside from the Grammar schools, there are a number of other choices including the Bennett Memorial Diocesan School, St Gregory's Catholic School and the Skinners Academy, and a good range of private Schools.

The house is well situated for a range of shops and services close by with many of the well-known high street retailers in the Royal Victoria Place Shopping Centre as well as the more individual independent shops and restaurateurs in both Tunbridge Wells High Street and Rusthall High Street as well as the historic Pantiles.

For leisure, Knights Park offers a multi-screen cinema complex, a bowling alley and health/fitness club for those looking for activities close by as well as a number of Parks and recreation grounds, the closest being Rusthall Common, and Southwood Road Recreation Ground, all offering a range of activities depending on your preferences.

Further facilities are available on the fringes of the town and in

the surrounding countryside for a range of activities such as golf, cycling, horse riding, sailing and many others. Rusthall is situated on the outskirts of Tunbridge Wells which offers its main line Station providing a regular service to London (to the North) and Hastings (to the South) by a frequent bus service. The A21 gives access to the coast (to the South) and the M25 (to the North). Gatwick Airport is also within easy reach being around 25 miles away.

ACCOMMODATION-refer to the floor plan

The accommodation includes a modern fitted 'Mereway' kitchen with granite work surfaces and a ceramic tiled floor. The dual aspect sitting room provides panoramic views of the paddocks and gardens, together with an open fire and double sliding doors leading out to the garden.

In addition, there is a versatile area off the sitting room which could be used as a dining room or study featuring white oak Amtico flooring and there is also a useful ground floor cloakroom. On the first floor there is a dual aspect principal bedroom with white oak Amtico flooring and a newly fitted modern ensuite shower room. A newly installed family shower room, both with 'Aqualisa' power showers. There are two further good-sized double bedrooms each with white oak 'Amtico' flooring, all upstairs bedrooms enjoy elevated views over the pastureland and adjoining wood land.

EQUESTRIAN FACILITIES-refer to the plan

There is direct access to the rear of the property onto a private unadopted lane which the property has rights of access over, via Lower Green Road. This then leads out to hacking on the commons and bridleways via quiet lanes which is a further key attraction to this property.

20m x 40m riding arena (sand & rubber surface) with new post and rail fencing.

Two stable blocks each with 2 loose boxes in each block, three of which are 10ft x 12ft and the other 10ft x 10ft. Large tack room, separate feed room and storage barn for hay and wood shavings.

N.B. One stable block is just 2 years old. The additional stable block has had a full roof replacement and new electrics completed on the whole area.

Garden Office/Studio - Fully insulated with newly laid carpet tiles and fibre IT connection.

Two paddocks - one with field shelter (with newly fitted roof). Both paddocks are post & rail fenced with wooden gates less than two years old.

Local hacking includes access to both Rusthall & Tunbridge Wells Commons, Shadwell Woods, toll rides available in Speldhurst and other bridleways in the local area.

Ashdown Forest and Broadwater Forest are approximately 25 minutes and 10 minutes respectively via horse box.

LAND & GROUNDS

These are key to the enjoyment of the property. The rear private gardens are elevated allowing views to the surrounding paddocks and include an array of mature shrubs/bushes and flowerbeds. The rear gardens have a large patio area and an area of decking, both ideal for outdoor dining as well as a garden shed at the side of the main lawn. Steps to the side of the garden lead to a raised pond, orchard, sand school,



stables and further gardens.

The whole site sits in approx. 3.23 acres (*TBV) of grounds. This has been verified by XX. 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. Where available a Title Plan from Land registry will have been acquired 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. Land Registry Title No. K583068.

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 | <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: End of terrace | PROPERTY CONSTRUCTION: Brick
NUMBER & TYPE OF ROOM/S: 3 BEDS / 2 BATHROOMS see attached floor plans.

PARKING: To the front x2 cars plus garage. To the rear at the yard multiple
TITLE NUMBER/S: K583068 (Freehold)

LOCAL AUTHORITY: Tunbridge Wells

TAX BAND: D

EPC RATING: Full ratings & advisories/estimated costs are now online at the .gov web site:

<https://find-energy-certificate.digital.communities.gov.uk/>

BROADBAND: Ultrafast 1130Mb. Average download speed of the fastest package at this postcode.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent

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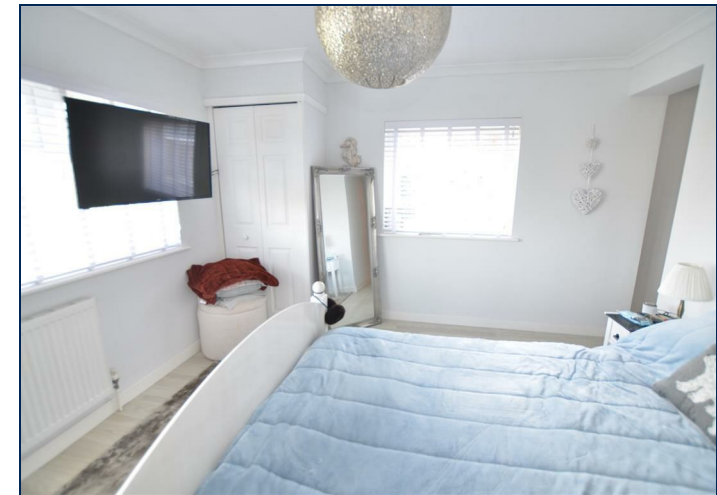
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DIRECTIONS

Turn into Coach Road from A264. Go over the crossroads on the Common (Rusthall Village High Street on left) into Lower Green Road. 2nd right into Shirley Gardens. Follow road around to Shirley Grove. House is in the left hand cul de sac (odd numbers) at end on right hand side through a gate in a conifer hedge.

Reduced to £799,500





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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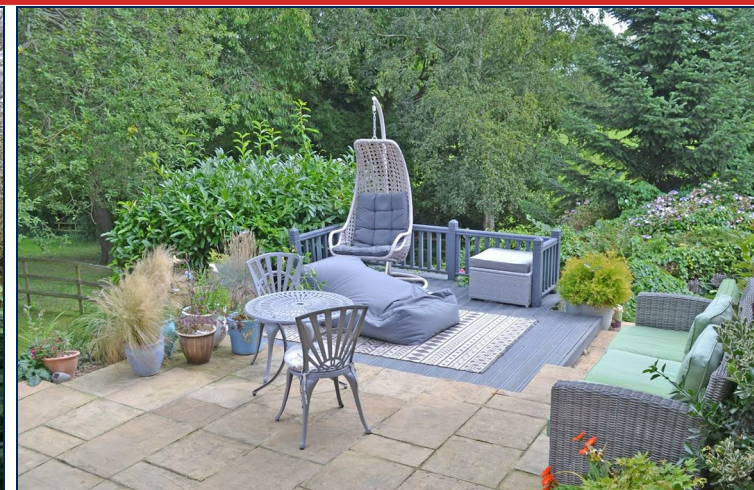


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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