



# EQUUS

*Country & Equestrian*



WEACOMBE





## WEACOMBE, 149, Lower Warren Road, Nr Maidstone, Kent ME20 7EH

New Price - NO CHAIN - COUNTRY HOUSE - A detached well presented Edwardian house situated in secluded grounds of 0.344 acre (\*TBV) and occupying an elevated countryside location nestled into the south side of the Kent Downs enjoying glimpses of the valley below. The property is approached from a 'dead end lane' enjoying a private setting surrounded by mature grounds with two vehicle entrances offering spacious parking along with a detached garage. A further large detached workshop offers scope for a variety of uses and possible conversion to a studio (subject to permissions), there is also a greenhouse and vegetable plot for those keen to create their own kitchen garden.

The current accommodation includes: Ground Floor – Entrance hall, sitting room with wood burning stove, dining room, conservatory, large kitchen with breakfast area and walk in store cupboard, shower room and WC, utility room. First Floor: 3 double bedrooms and family bathroom. N.B. The house offers scope to extend the accommodation subject to consents and permissions. The position of the property is ideal for enjoying the 'outdoor life' surrounded by nature reserves and vineyards and being on the North Downs close to the pilgrims way there is excellent walking on the doorstep. For those with equestrian interests there is a livery yard at Kits Coty around one mile away offering an opportunity to keep your horse close to home and with direct riding out onto the north downs.

There is also a good selection of golf courses nearby and a variety of excellent local schools to choose from as well as easy access to local shops and services at nearby Aylesford village. For commuting both the M2 and M20 motorways are close by & the Ebbsfleet High Speed Rail Link & Rochester railway station are in convenient driving distance.

### SITUATION & AREA AWARENESS

The property is situated in an Area of Outstanding Natural Beauty (AONB) and close to a Nature Reserve, near to the Blue Bell Hill hamlet 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 as to Europe.

### ACCOMMODATION - refer to the floor plan

The property was refurbished / re-modelled and extended in the kitchen area by the current owners.

From the front there are the two public rooms the SITTING ROOM to the right with a working wood burning stove and to the left the DINING ROOM / RECEPTION 2 which may suit a secondary family room / TV room etc. Both of these can be accessed from the CONSERVATORY which has bi-fold doors into the KITCHEN which has a breakfast bar and assorted base and eye level units incorporating various integral appliances. Overhead there are roof lanterns giving light to the whole kitchen. A further pantry/walk in store cupboard. Further WC and SHOWER ROOM and to the side door the UTILITY ROOM with Central heating Boiler.

### BUILDINGS & GARAGES

DETACHED GARAGE - To the front of the property with electric up and over door and pedestrian access from the garden. Small secure block built interior room. Access off Lower Warren Road

DETACHED WORKSHOP - Brick and block lower part and timber constructed above with concrete floor / power and lighting, pedestrian door from the garden and double doors from the rear and underground rainwater tank. Further separate yard / parking space with access off Warren Road.

GREENHOUSE - Brick and glass construction with water nearby

### GARDENS & GROUNDS

The whole site is 0.344 acres (\*TBV) Title number K515740 (Freehold) and gently slopes to the rear with level garden at the front and to the rear there is a Workshop area and parking space with access off Warren Road.

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: Detached | PROPERTY CONSTRUCTION: Brick  
NUMBER & TYPE OF ROOM/S: see attached floor plans.  
PARKING: x1-2 at the front plus Garage. x1 to the rear.  
TITLE NUMBER/S: K515740 (Freehold)  
LOCAL AUTHORITY: Tonbridge and Malling District Council. TAX BAND: F  
EPC RATING: E 45/85 | Certificate number 0584-3034-5202-2284-9200  
Full ratings & advisories/estimated costs are now online at the .gov web site:  
<https://find-energy-certificate.digital.communities.gov.uk/>  
SERVICES  
HEATING: Oil | SEWAGE: Private clear water system  
WATER SUPPLY: Mains | Both the workshop and the house have underground rainwater tanks | 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**

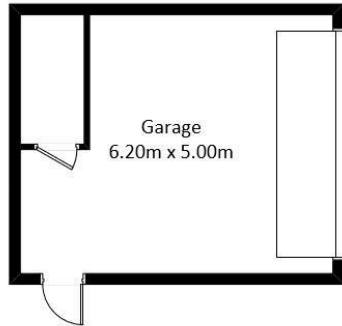
From Junction 6 of the M20 continue up the A229 in the direction of Chatham for 1 mile. Leave the A229 at the signpost for Burham turn right under the A229 bridge immediately after the Lower Bell PH. Continue straight ahead onto the single-track country lane signposted Lower Warren. The property is on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

**Offers in the region of £720,000**

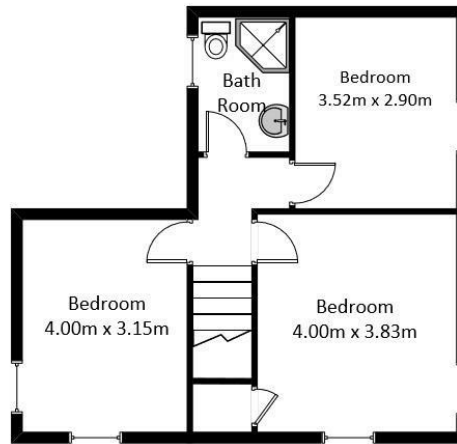
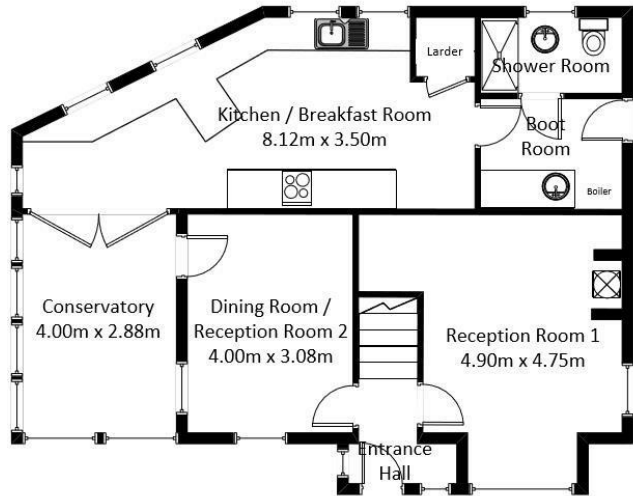




# W - ME20



Gross internal floor area  
approximately  
130.8 square metres  
(1400 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.  
Invicta EPC      www.invictaepc.com      email: rwood@invictaepc.com



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          | <b>85</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>England &amp; Wales</b>                  | 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>  | <b>85</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 |                         |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |

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