



# EQUUS

*Country & Equestrian*



OAKLANDS



## OAKLANDS, Cherry Garden Hill, , Rye Road Northiam, East Sussex, TN31 6NJ

Detached equestrian family home, set in 4.8 acres (TBV\*), enjoying distant countryside views and landscaped gardens, swimming pool, plus adjoining paddocks, 20m x 40m riding arena & 4 stables, all well organised and in an Area of Outstanding Natural Beauty.

The well-presented and maintained house has 4 bedrooms/4 receptions and options for an integral annexe/dual Accommodation. Located on the outskirts of Northiam village the property is approached through a five bar gate into a spacious driveway offering generous parking with adjacent garage and workshop (N.B. planning granted to replace with new double garage and playroom/study over Ref: RR/2007/91/P).

The equestrian complex is situated to the rear and approached from a surfaced drive leading down one side of the property and comprises of 40m x 20m professionally installed riding arena, sand/rubber combi ride surface, timber stable block with three 12' x 12' loose boxes and tack/feed room, separate timber isolation loose box, expansive surfaced parking area for horsebox/trailers and fenced paddocks. For off road hacking there is permit out riding available in the neighbouring Brick Wall Park.

Internally on the ground floor there is an entrance hall, inner dining hall, generous triple aspect sitting room, conservatory, kitchen/breakfast room, family/sitting room, further kitchenette, two double bedrooms and separate shower room. On the first floor there are two further bedrooms and a family bathroom. Outside the gardens are a real feature and have been landscaped to make the most of the rural views with decked terrace out from the conservatory and kitchen. A further decked area includes a swimming pool and summerhouse with terrace offering an ideal spot for al fresco entertaining.

### LOCATION & AREA AWARENESS

Located just on the outskirts of the Wealden village of Northiam, within walking distance of shops and amenities. The village offers a number of local services including convenience stores, bakery, doctors' and veterinary surgery. The nearby Cinque Port Towns of Rye and Tenterden both offer a good selection of individual shops, supermarkets and amenities.

A host of leisure and tourist attractions are on hand including Great Dixter and the Kent and East Sussex steam railway at Tenterden which runs to Bodiam Castle (National Trust). The nearby Sussex Border Path gives access to a network of walks through neighbouring countryside and water-sports and sailing can be enjoyed at Rye and Camber Sands.

A range of schools in the area cater for children of all ages in the state and private sector include Claremont, Vinehall at Robertsbridge, Buckswood at Guestling, Northiam Primary School, Rye College and Homewood School at Tenterden.

The nearby A28 gives access to the coast and to the M20, Ashford International Station and the ports of Dover and

Folkestone. The M20 also leads to the M25 for the city, Heathrow and Gatwick Airports. Ashford Station provides rail services to London St Pancras operate (journey times from 37 minutes). Alternatively, Robertsbridge Station offers services to London Charing Cross and Cannon Street (journey times about 1 hour 20 minutes).

### ACCOMMODATION - refer to the floor plan

Well laid out on the ground floor with a large sitting room and rear garden room with views over the gardens and land towards Northiam. The additional sitting room has been used as an integral annexe with the rear bedroom and kitchenette. Upstairs there are two bedrooms and a bathroom.

### EQUESTRIAN FACILITIES

**OUTDOOR RIDING ARENA:** 20m x 40m professionally installed with sand and rubber combi ride surface

**STABLING:** L shaped stable block with 3 loose boxes on concrete. each 12ft x 12ft with feed room/tack room.

**ISOLATION BOX:** 12ft x 12ft. Located to the side of the yard.

### GARAGES & OUTBUILDINGS

**PLANNING PERMISSION:** Planning was granted to erect a further stable and a large detached garage. The planning has been implemented by erecting the stable but the garage has not been built. Ref: RR/2007/91/P.

**SUMMER HOUSE:** Timber summer house near the swimming pool currently used as a further sitting out area but also could be used for a home office or changing room.

### LAND & GROUNDS

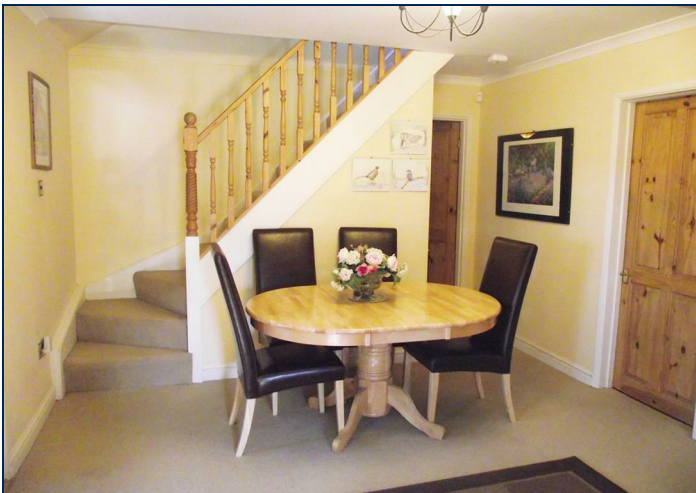
The total acreage at the property is approx. 4.8 acres which includes the garden, drive house and stable yard. The property is also located in a designated Area of Outstanding National Beauty (AONB).

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 other than by obtaining the Title Plan from Land registry where available, with the boundary and acreage clearly stated/marked. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact size of the entire plot, they will be required to make their own arrangements by appointing the services of an accredited company who can measure the boundary 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](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**

**PROPERTY TYPE:** Detached two storey  
**PROPERTY CONSTRUCTION:** Brick  
**NUMBER & TYPE OF ROOM/S:** see attached floor plans.  
**PARKING:** Multiple off road for cars / horseboxes / trailers  
**LOCAL AUTHORITY:** Rother District Council  
**TAX BAND:** F  
**EPC RATING:** E 51/86. Certificate number 5500-4245-0022-8103-3443.  
Full ratings & advisories/estimated costs are now online at the .gov web site:  
<https://find-energy-certificate.digital.communities.gov.uk/>

#### **SERVICES**

**TAX BAND:** F  
**POOL HEATING:** Water pump but not heated  
**HEATING:** Mains gas  
**SEWAGE:** Private x2 soakaways  
**WATER SUPPLY:** Mains Water  
**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  
T: 01892 829014  
E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)

Prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused. If inspecting the outbuildings, equestrian facilities or any other building within the grounds it is advisable to wear appropriate clothing and footwear and children must be either left in the car or supervised at all times. Livestock should not be touched and all gates left shut or closed after use.

#### **DIRECTIONS**

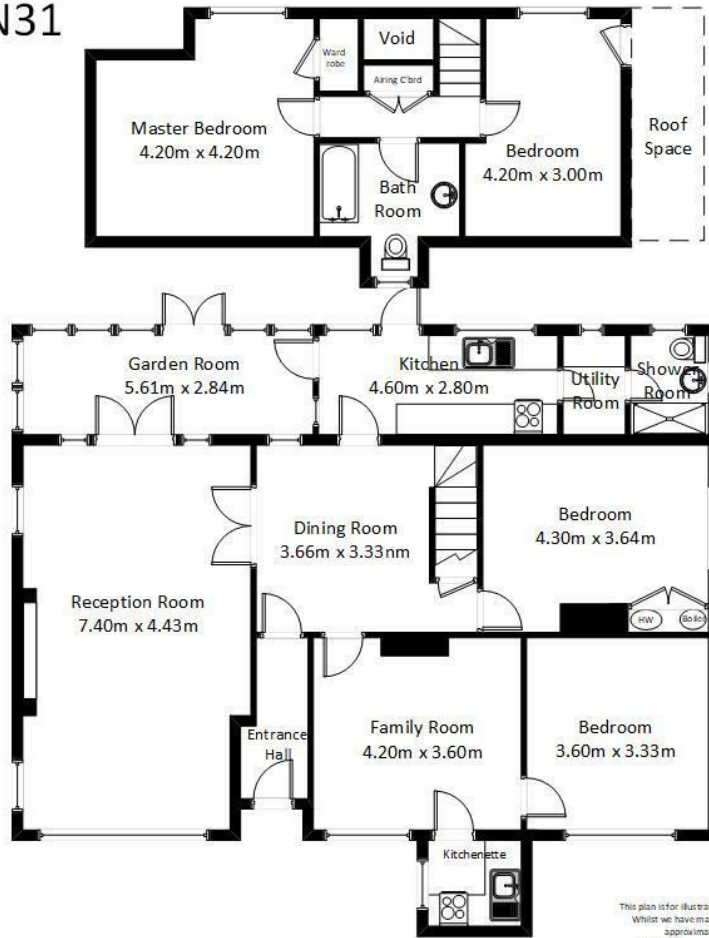
Proceed through the village of Northiam and bear left to Rye (Rye Road) opposite the Primary School and the entrance to Frewen College. Continue for approx. half a mile up Cherry Garden Hill and the property will be on the left with a large area to park.

**Guide price £950,000**

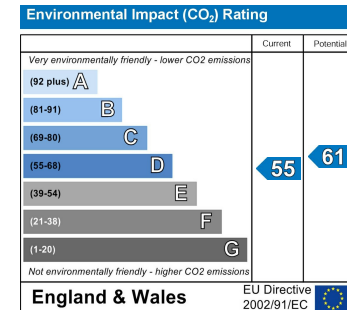
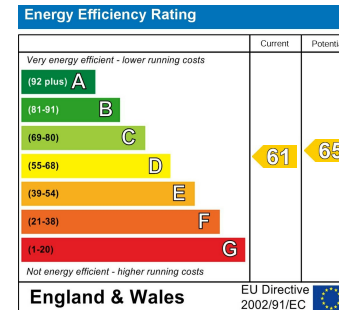


# Oaklands - TN31

Gross internal  
Floor area  
approximately  
182.0 square  
metres  
(1959 square feet)

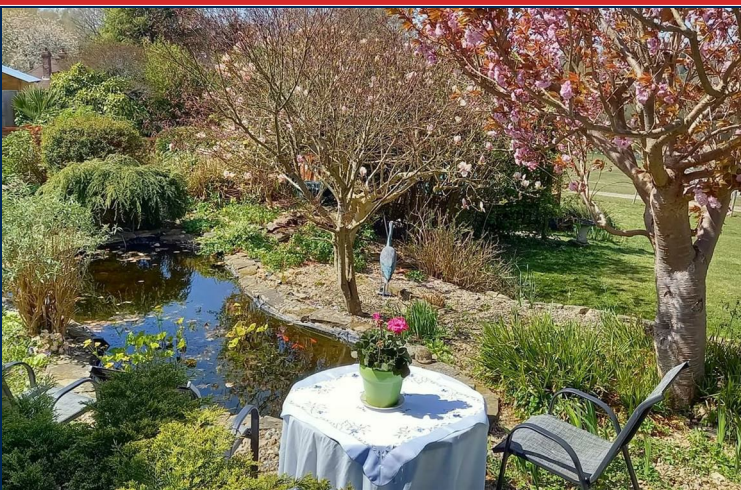


This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.  
Invicta EPC www.invictaepc.com email: rwo@invictaepc.com



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