

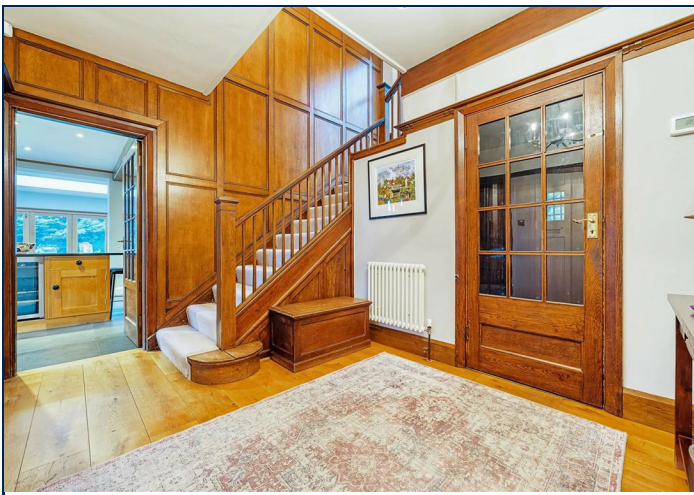


# EQUUS

*Country & Equestrian*



SOUTHWARDS



## SOUTHWARDS, Vanity Lane, Maidstone, Kent ME17 4NZ

**COUNTRY, EQUESTRIAN & LEISURE** - Stunning Views - Set in a rural location with 6.8 acres (TBV\*) and enjoying glorious elevated southerly views over the Weald of Kent is this exclusive detached 5/6 bedroom country & equestrian home with accompanying detached annexe and leisure facilities including a swimming pool, tennis court, stables and 20m 40m all-weather riding arena.

The desirable combination of having a substantial master residence (4000 sq ft) plus a detached 1 bedroom annexe will be of great appeal to those requiring extended family living with the added benefit of being able to move straight in as there is no forward chain. No expense has been spared by the vendors on re-modelling & extending the house over the years creating an elegant mix of character features with modern contemporary aspects presenting a perfect family home as well as offering wonderful entertaining areas. The property is perfect for those who enjoy 'outdoor living' offering an idyllic sanctuary away from the 'hustle & bustle' yet being in convenient distance to good road & rail commuting links.

The outstanding setting the property occupies also means you can marvel at the ever changing colours of each season thanks to the elevated viewpoint above the valley. The whole is approached off a lane through formal wrought iron gates onto a driveway leading to a spacious parking & turning area at the front of the house enjoying complete privacy. The surrounding attractive gardens enjoy many areas of interest including a wide south facing VIEW OVER THE WEALD OF KENT. For off road hacking there is lane access to several farm/toll rides and in hacking distance is Bonfleur Cross Country Course which is available to hire. The nearest Equestrian show centre is Duckhurst Farm at Staplehurst. VIDEO\* TOUR available online. NO CHAIN.

### LOCATION & AREA AWARENESS

The property is situated in a rural position nestled on the hillside of the Greensand Ridge around a mile from the village of Linton, where there is a village church, village hall and local public house. Further village amenities may be found in nearby Coxheath inc: general stores, pharmacy, bank and doctors' surgery and also at Staplehurst and Marden villages. For more extensive shopping, leisure educational facilities the county town of Maidstone is approximately 4 miles away. The nearest mainline rail services offering frequent trains to London Bridge, Cannon Street and Charing Cross are at Marden and Staplehurst (approx. 45 minutes to London Bridge). With Maidstone East station offering a 1 hr 3 minutes service to London Victoria. The nearby village of Loose has a highly rated village junior and primary school also with a primary school at Boughton Monchelsea. A further range of both state and independent schools nearby include Sutton Valence Preparatory and Senior Schools, Tonbridge School, Kings Canterbury, Dulwich School, and Cranbrook School. For road links to London and the M25 Junction 5 the M20 is easily accessible via junctions 5 and 8 with communications to the other motorway networks, Gatwick, Heathrow, Stansted and City Airports, the Channel Tunnel and both Ebbsfleet and Ashford International stations. The local area includes several excellent golf courses, wonderful walks and historic locations, including nearby Mote Park in Maidstone and Leeds Castle, sometimes referred to as "the most beautiful castle in Kent".

### ACCOMMODATION

VIDEO\* TOUR AVAILABLE ONLINE

Refer to the floor plan for dimensions.

#### GROUND FLOOR

Entrance porch leading to LOBBY with CLAKROOM. HALLWAY with Oak flooring. Large open plan

KITCHEN with central Island, slate flooring throughout and solid Oak Rencraft cabinets at base and eye level with Granite work surface across all units. Built in ovens and microwave as well as space for large American fridge freezer.

Leading off kitchen to a GARDEN ROOM with overhead roof Lantern / Cupola offering much light as well as bifold doors opening out into the garden making the most of the stunning views, slate floor continued as well as assorted Oak units.

Inner hall with OFFICE and boiler room /drying room. UTILITY ROOM with space for washing machine and dryer, Oak work surfaces and ceramic sink and drainer.

DRAWING ROOM – large extension by the current owner with Oak flooring continued from the hallway, large open fireplace with recessed hood over, ornate hard wood mantel and frame, exposed brick and hearth. Bay windows and double doors opening out to the gardens with the stunning view of the WEALD OF KENT.

### FIRST FLOOR

From the central main hallway stairs rise to the bedrooms, with original Oak panelling to the stair walls and matching balustrade/railing.

BEDROOM 1 – large bedroom with built in wardrobes as well as a vanity unit and drawers, large bay window offering views over the private gardens and the Weald of Kent. Immaculate EN-SUITE BATHROOM – Porcelain floor tiles and wall tiles, walk in shower enclosure, separate bath, WC and built in vanity unit with sink.

BEDROOM 2 - with built in wardrobes, large window and door opening to small balcony offering views over the private gardens and the Weald of Kent. Immaculate EN-SUITE BATHROOM – with Porcelain floor tiles and wall tiles, walk in shower enclosure, separate bath, WC and built in vanity unit with sink. Door to second stairs to second floor Bedroom 5 & 6 with shelving and space for linen and or clothes / shoes / boots etc.

BEDROOM 3 - with built in wardrobes, large window offering views over the private gardens and the Weald of Kent. Immaculate EN-SUITE BATHROOM – Porcelain floor tiles and wall tiles, walk in shower enclosure, separate bath, WC and built in vanity unit with sink.

BEDROOM 4- double bedroom overlooking front drive and turning circle.

FAMILY BATHROOM – immaculate bathroom with Porcelain floor tiles and wall tiles, walk in shower enclosure, separate bath, built in vanity unit with sink.

### SECOND FLOOR

BEDROOM 5 - with built in wardrobes, large window offering views over the private gardens and further elevated views over the Weald of Kent.

EN-SUITE shower room walk in shower enclosure, WC, and built in vanity unit with sink.

BEDROOM 6- currently used as a Grandchildren's bedroom with two single beds. Possible use as SITTING ROOM for teenagers / extended family etc.

### DETACHED ANNEXE

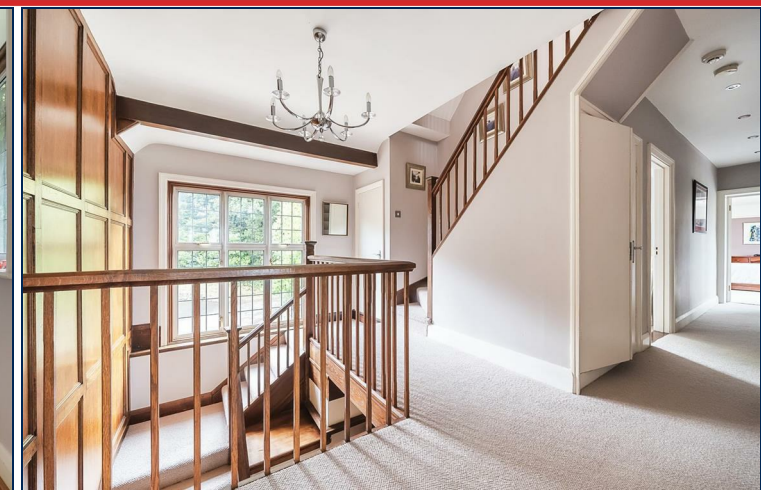
Refer to the floor plan for dimensions.

GROUND FLOOR – door from drive into inner hall and then KITCHEN with base units, stainless steel sink and drainer, electric hob and oven below, laminated work surface. Open plan to SITTING ROOM (used an OFFICE by the current owner) machined oak flooring throughout, with very large front plated glass window overlooking driveway and turning circle, further window to side with a view towards the Weald of Kent.

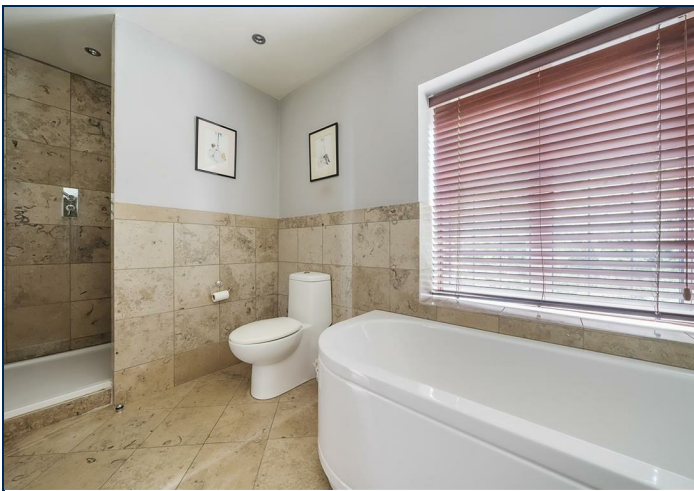
SECOND FLOOR – stairs to BEDROOM, eaves roof windows plus one window to end eaves. BATHROOM with fitted bath and overhead wall mounted shower, WC, sink with fitted vanity unit.



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#### LEISURE FACILITIES

**TENNIS COURT** – full size hard surface with chain link fencing around court, recently refurbished.  
**SWIMMING POOL** – 5m x 10m concrete and tiled heated swimming pool with electric air source heat exchanger and filtration system. Extended paved areas around the pool.  
**DECKED AREA & CHILDRENS PLAY AREA** – timber decked area suitable for entertaining while enjoying the views. Rubber matted area allocated for children's swings etc.  
**POND** – ornamental pond, well stocked with fish and stone feature obelisks.

#### EQUESTRIAN FACILITIES & OUTBUILDINGS

Refer to the floor plan for dimensions.  
**STABLE BLOCK** – bespoke brick and block with pitch tiled roof. 2 loose boxes. Tack & feed room. Hay store and further store area. CAM stable doors. Power and water laid on.  
**OUTDOOR RIDING ARENA** – 20m x 40m post and railed with 2 gates. All weather silica sand and rubber surface. End floodlight.

#### LAND & GROUNDS

The whole site extends to approximately 6.79 acres (\*TBV), this includes all the gardens, buildings, house, drive and leisure facilities. 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](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)

#### MATERIAL INFORMATION / SERVICES

**PROPERTY TYPE:** Detached.  
**PROPERTY CONSTRUCTION:** Brick.  
**NUMBER & TYPE OF ROOM/S:** 6 bedrooms exc. annex / 5 receptions/ 5 bathrooms - see attached floor plans.  
**PARKING:** Multiple off road on private drive and yard.  
**FLOOD RISK:** Zone 1.  
**TENURE:** Freehold  
**LOCAL AUTHORITY:** Maidstone Borough Council  
**SERVICES:** Oil central heating. Private drainage. Electric car charging point. Solar panels with excess return to the National Grid agreement.  
**TAX BAND:** H



**EPC RATING:** Main House - C – 76/83 Certificate number 0829-2861-7139-9224  
 Annexe -F 36/51 - Certificate number 0300-2338-8010-2497-1671  
 Full ratings & advisories/estimated costs are now online at the .gov web site:  
<https://find-energy-certificate.digital.communities.gov.uk/>  
**OUTBUILDING/S SERVICES:** Stables – water/electricity and lighting.  
**ANNEXE SERVICES:** Electric boiler for central heating. Electric hob and oven.  
**POOL HEATING:** Electric Air Source Heat Exchanger.

#### VIEWING ARRANGEMENTS

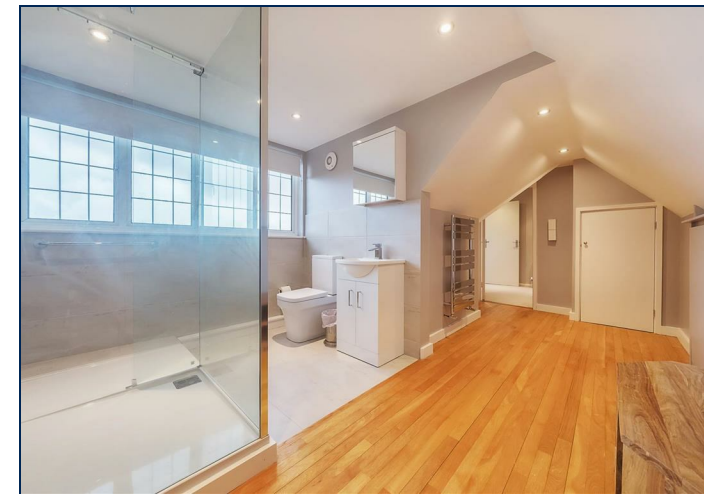
All Viewings are strictly by Appointment with the Vendors' Agent  
 Equus Country & Equestrian, South East/South West  
 T: 01892 829014  
 E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)  
 W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

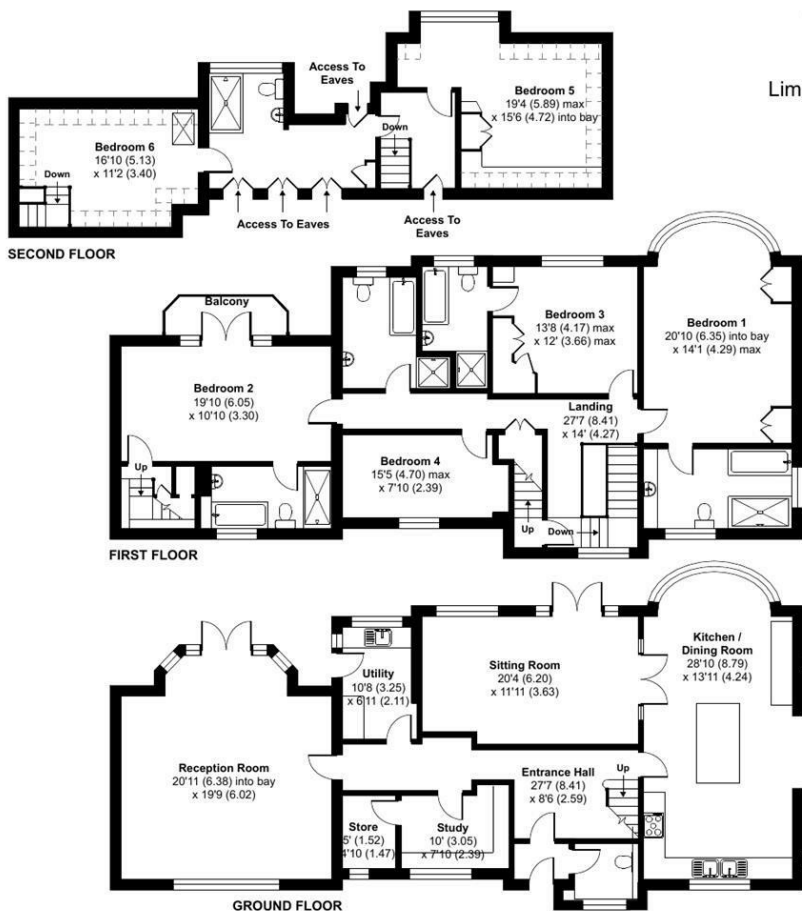
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 By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.

#### DIRECTIONS

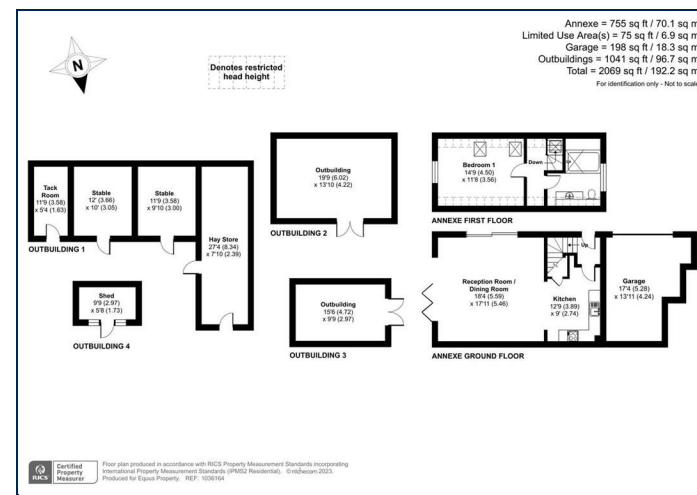
Refer to What3Words – reference - river/torn/entrance. From Coxheath continue on Heath Road towards Linton Hill for approx. 1/2 mile and before the lights look for Vanity Lane on the right. Continue down the hill approx. 300 meters and the property will be on the right; there are irons gates followed by timber gates.

**Guide price £2,400,000**

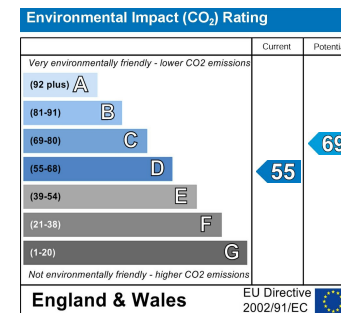
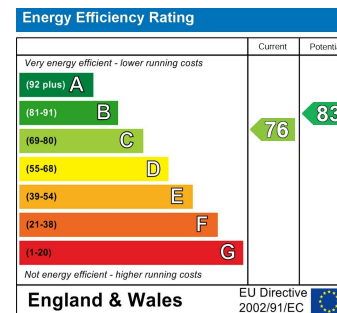




Ground Floor = 1775 sq ft / 164.8 sq m  
 First Floor = 1470 sq ft / 136.5 sq m  
 Second Floor = 760 sq ft / 70.6 sq m  
 Limited Use Area(s) = 112 sq ft / 10.4 sq m  
 Total = 4117 sq ft / 382.4 sq m  
 For identification only - Not to scale



**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: 1036164



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