



EQUUS

Country & Equestrian



FOUR OAKS



FOUR OAKS, Headcorn Road, Maidstone, Kent ME17 1HD

A detached country & equestrian property offering versatile 5/6 bedroom accommodation set in 5.25 acres (*TBV) along with outbuildings including a large detached agricultural barn of 2720sqft including 2 loose boxes and a newly built block constructed detached stable block totalling 1472sqft including 3 loose boxes, kitchen/cloakroom plus first floor open plan storage area ideal for adapting into ancillary accommodation or as a holiday let (subject to permissions).

Other equestrian facilities at the location include a 40m x 20m professionally installed riding arena. The detached clear span agricultural barn (currently with part concrete floor) could be adapted into a covered lunging area. The adjacent large block of level pasture land allows for year round turnout. For riding out there is a toll ride within hacking distance.

The whole occupies a rural setting near to the village of Headcorn with mainline rail station connecting to London allowing for a country lifestyle yet being near to local shops and amenities.

The property offers a versatile interior, potentially 6 bedrooms, with opportunities to include a ground floor annexe for those with extended family requirements. Currently the accommodation is laid out with 4 ground floor bedrooms, 1 en-suite, plus family bathroom, large kitchen & breakfast room, separate utility room, dining / reception room, second room and study.

On the first floor there is the main bedroom, a bathroom and further room for a smaller bedroom. A further open plan loft area could also be adapted for use as accommodation.

Outside the property is approached from a private driveway leading to an extensive parking area for vehicles and horse box/trailer/s.

The surrounding gardens are mainly laid to lawn with patio area and offer an open outlook over the pastureland and equestrian facilities. CHAIN FREE.

The SITTING ROOM is cosy and has a fireplace currently with a wood burning stove fitted. The DINING ROOM / reception room is currently used as hobbies room but may suit a secondary SITTING ROOM rather than dining room. The end BEDROOM has an EN-SUITE (which was the garage but converted some time ago) may suit being the PRINCIPAL BEDROOM. There are a further 2 BEDROOMS as well as a STUDY which has a door out to the rear garden (may also be used as a bedroom). The UTILITY room is off the kitchen and has a door to the rear garden (this is currently used as a dog room) but may suit being a further reception.

On the FIRST FLOOR there is the PRINCIPAL BEDROOM with a view to the rear of the property, a further BATHROOM and a secondary room which could be used as a BEDROOM or dressing room. The loft continues so could be incorporated into the existing bedroom space.

LOCATION & AREA AWARENESS

The property is bordered by some of the county's most picturesque countryside a short drive to the nearby village of Headcorn, with its range of local shops and restaurants, Sainsbury's Local and Costa Coffee and mainline rail station with regular services into London Charing Cross and the coast. Headcorn also offers a popular primary school, playing fields, playground and Doctor's surgery. Schooling in the area is considered excellent, with a range of private and state schools including Bethany School and Sutton Valence as well as well regarded grammar schools. For a more comprehensive range of shopping and amenities the county town of Maidstone is within convenient driving distance as is Ashford town centre offering links to Europe and also providing fast train services into London St Pancras. The M20 motorway is accessed via junction 8 and connects in turn to the M26/M25. For other continental travel, the channel tunnel and channel ports are all comfortably reached via the nearby M20.

LAND & GROUNDS

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.

AGENTS NOTES

Currently there is a secondary entrance into the field from the lane, some distance from the house. It is the Vendors wish that this gate and a small area of the field, approx. 1/2 acre (*TBV) will remain in their possession and is in the process of being measured and lodged with Land Registry as a new tile.

FOOTPATH/RIGHT OF WAY - There is a public footpath to the North West boundary, top of the furthest field, which has been panel fenced off. It does not go across the field.

HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in



EQUESTRIAN FACILITIES & OUTBUILDINGS

The stable facilities and the large barn can be accessed via the main car parking area. It is wide enough for tractors and trailers as well as horse boxes. There is also parking on the yard as can be seen in the photographs.

STABLE BLOCK - 18.5 x 3.7m - Bespoke stabling with storage loft, newly built by the current owner. Block built with rendered walls, inc: 3 stables and a kitchenette / day living, WC and hot water. There is also an Electric boiler on the storage floor with wall mounted radiators. This room is the full length of the building and subject to the appropriate consents i.e. planning and building regulations could be made into accommodation - studio / annexe ancillary to the main dwelling.

AGRICULTURAL BARN - 18.5m x 13.6m - Substantial barn in need of some repair in parts and completion of the refurbishment. Currently there are two 12ft x 12ft loose boxes on concrete to the rear. The forward part of the floor of the barn requires concreting. Large shutter doors to the front plus pedestrian access door. N.B. This clear span barn could be adapted into a covered lunging area.

OUTDOOR RIDING ARENA - 20m x 40m sand and rubber arena with post and rail. Constructed by Mark Scott Arenas and commissioned by the current owner.

ACCOMMODATION

Refer to the floor plan for sizes and shape of the property.

The size of the accommodation is deceptive. There is large hallway with good access to all rooms. The KITCHEN is long very bright and has access to the side garden and views of the paddocks. Recently remodelled and refurbished along with the breakfasting area and sofa, this is an ideal place to relax and eat.





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: Detached.
 PROPERTY CONSTRUCTION: Brick.
 NUMBER & TYPE OF ROOM/S: 5 beds/ 2 recs / 3 bathrooms / kitchen and breakfast area -see attached floor plans.
 PARKING: Multiple off road / in & out tarmac drive.
 FLOOD RISK: Zone 1.
 TITLE NUMBER/S: K489379
 LOCAL AUTHORITY: Maidstone Borough Council Ref No: 10454525002000.
 TAX BAND: F
 EPC RATING: Full ratings & advisories/estimated costs are now online at the .gov web site:
<https://find-energy-certificate.digital.communities.gov.uk/>

RESIDENTIAL SERVICES

HEATING: Oil.
 SEWAGE: Private (Klargester clear water system)
 WATER SUPPLY: Mains.
 ELECTRICITY SUPPLY: Mains.
 BROADBAND: see useful website links.
 MOBILE COVERAGE: see useful website links.

OUTBUILDING/S SERVICES:

WATER SUPPLY: On yard (may need a re-connection from house).
 ELECTRICITY SUPPLY: On yard supplied by main house.

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
 W: www.equusproperty.co.uk

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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 supervised at all times. Livestock should not be touched and all gates left shut or closed after use.

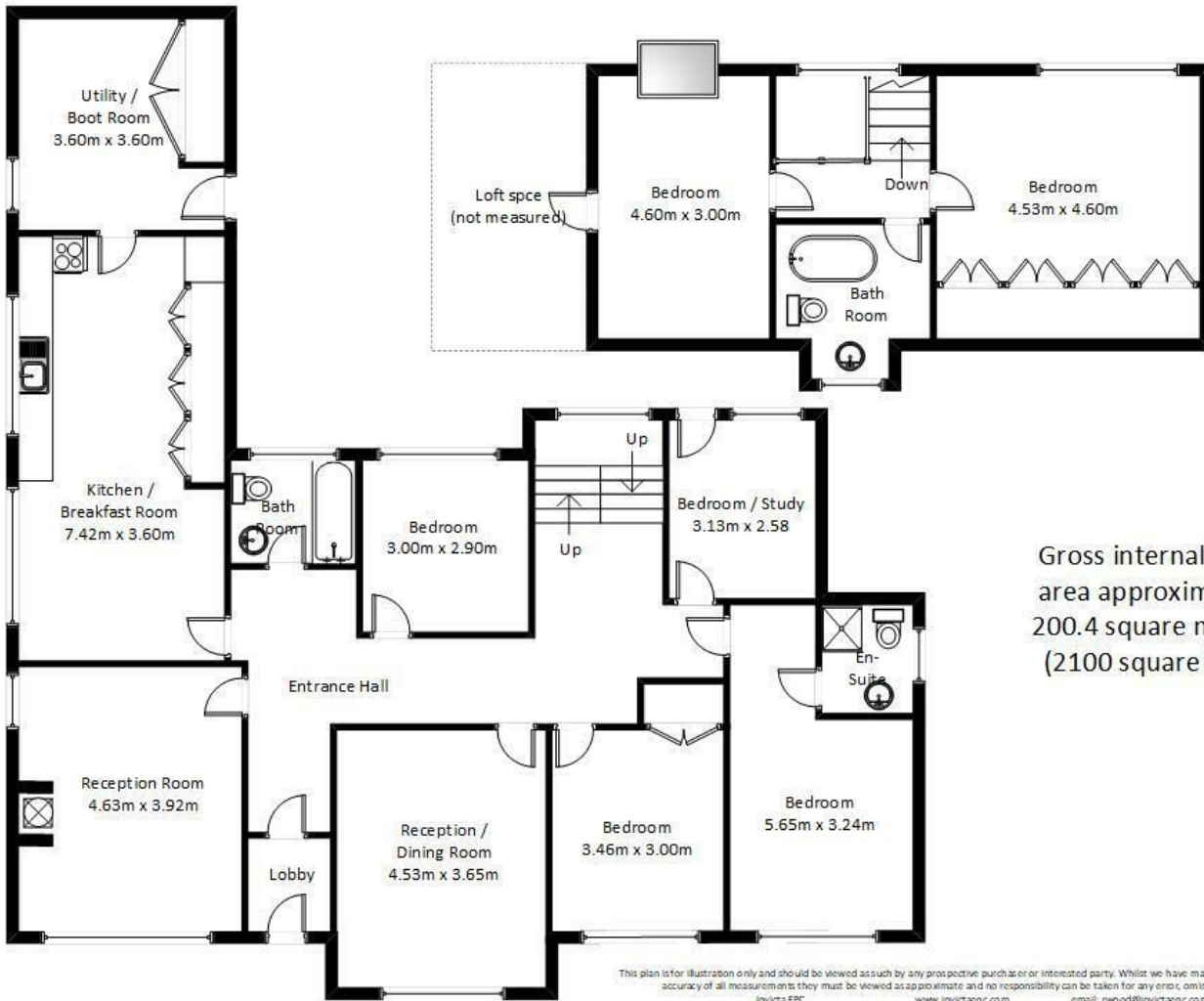
DIRECTIONS

Use the postcode ME17 1HD although Google takes you slightly short from the Ulcombe Village end.



Guide price £960,000

FO - ME17



Gross internal floor area approximately 200.4 square metres (2100 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.invictaeqc.com email: rwood@invictaeqc.com

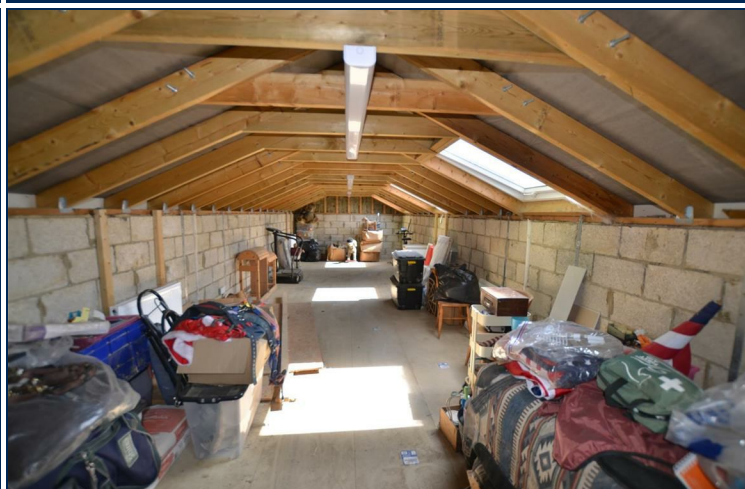


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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