



EQUUS

Country & Equestrian



BASSETTS



BASSETTS, Maidstone Road, Horsmonden, Tonbridge, Kent TN12 8HQ

UNDER OFFER - Well-presented inside and out! With 7.33 acres (*TBV) a desirable combination of a Grade II Listed link detached farmhouse and accompanying well maintained equestrian complex. This charming 3 bedroom family home cannot be faulted for the time and effort maintaining the interior which includes a wealth of beams and period features including an inglenook fireplace with wood burner in the sitting room, all enhanced by modern facilities and bespoke fixtures and fittings. The immaculate well equipped equestrian facilities comprise of two timber stable blocks, one line of 4 loose boxes and another block of 2 loose boxes all set on wide concrete base with power and water connected plus professionally installed 40m x 20m post and railed riding arena and adjacent 5 fenced paddocks allowing for year round turnout. The property occupies a rural but not isolated position located between the hamlet of Claygate and the village of Horsmonden and enjoys open views to the front with a small farmstead set to the rear. Hacking/walking may be gained around the local lanes in the vicinity and Matfield & District Riding Club holds a variety of events. The nearest local equestrian venue is Duckhurst Show Centre at Staplehurst (approx 8 miles) and Bedgebury Forest around 9 miles horse box distance offers miles of tracks and bridleways to enjoy.

LOCATION & AREA AWARENESS

The property is conveniently set near to the desirable village of Horsmonden with its attractive village green and array of local shops including post office, general stores, pharmacy, public houses together with a popular primary school. The well serviced town of Paddock Wood is some 3.9 miles with its excellent shopping facilities and fast mainline railway connections to Central London stations in about an hour. Tunbridge Wells with its more extensive amenities is approximately 10 miles to the west as are road connections via the A21 to the M25 national motorway network. There is an excellent choice of state and private schools locally.

ACCOMMODATION-refer to the floor plan

The KITCHEN is the heart of the home with a modern range of country style units and Aga at one end, at the other end there is a dining table and chairs for four persons. adjoining BOOT ROOM / UTILITY ROOM and downstairs CLOAK ROOM with low level WC, wash hand basin and window to side, further UTILITY / LAUNDRY ROOM set off the kitchen with worktops incorporating single drainer stainless steel sink unit and plumbing for washing machine etc also a door to the garden.



The SITTING ROOM has a delightful inglenook fireplace with oak Bressumer and cast-iron wood burning stove. Bread oven to side. Windows overlooking the front and rear. Exposed timbers, wooden flooring. TV point, two radiators, wall light and ceiling light points, telephone point.

The next room has a sofa bed and could be used as a bedroom. The formal DINING ROOM has historically been used as a BEDROOM with windows overlooking the front garden and casement window to rear and a further reception room has a sofa bed and could be used as bedroom 4.

The FIRST FLOOR is served by two separate staircases. The first staircase leads up to a generous wide landing /study area with doors off to two BEDROOMS.

The MASTER BEDROOM has a door to the ENSUITE BATHROOM and is very generous in size and has been completely modernised with a full wall of cupboards, a free-standing bath and beautiful original oak floor It can also be accessed by the ground floor via the kitchen. The second double BEDROOM has an ENSUITE shower room and WC and wash hand basin.

Staircase to SECOND FLOOR ATTIC ROOM fully carpeted and decorated with Dorma window could be used as an occasional guest room/music room or dressing room to the master bedroom.

EQUESTRIAN FACILITIES & OUTBUILDINGS

Refer to the floor plan for sizes and layout. 6 TIMBER LOOSE BOXES on a wide concrete yard area with power and water laid on. One line of 4 loose boxes and a second block of 2 loose boxes. All fenced in with access gate to the front paddock and the outdoor riding arena. A side pedestrian gate also leads to an ornamental pond which goes down the side of the Arena.

In all there are 5 separate fenced paddocks allowing for year round turnout.

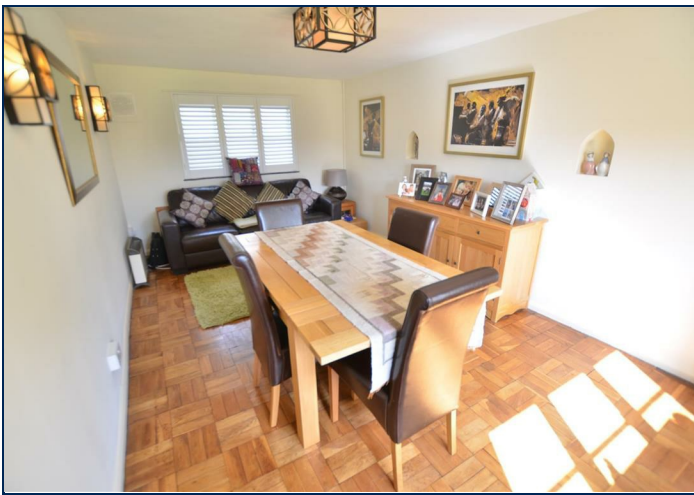
A full size 20m x 40m OUTDOOR ARENA professionally installed by the previous owner with rubber and silica sand surface, post and railed and well maintained.

A timber garden SHED is located within the rear garden curtilage adjacent to the farmhouse

LAND & GROUNDS

The property is on three titles. The house, garden and stables and some of the side paddock 1.108 acres (*TBV) is on title one. The two other titles are the balance of acreage of the 5 paddocks comprising 2.470 acres (*TBV) and 3.733 acres (*TBV) = 7.3+ acres (*TBV). All level and well fenced and maintained. 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 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.

AGENTS NOTES

1. The farmhouse is attached to one end with the adjacent Oast house which is a private residential dwelling.
2. The agricultural complex of buildings to the rear of the property have been granted planning permission to convert in to two residential dwellings. They are showing under offer at present. A plan of the conversion can be seen on the local authority planning portal.
3. The drive has shared ownership with rights of access for the farmhouse and the farm/property to the rear.
4. There are some low beams (one in the kitchen is very low) as you would expect in a period property, but the majority of rooms have adequate ceiling height.

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 | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org

MATERIAL INFORMATION & SERVICES

TENURE: Freehold

PROPERTY TYPE: Linked detached.

PROPERTY CONSTRUCTION: Timber framed period property.

NUMBER & TYPE OF ROOM/S: Depending on room usage - 3-4 bedroom / 2 or 3 receptions / utility-boot rooms x2 / family bathroom plus en-suite / kitchen & dining area - see attached floor plans.

PARKING: Multiple off road on hard standing on yard as well in the garden drive.

FLOOD RISK: Zone 3.

LOCAL AUTHORITY: Tunbridge Wells

SERVICES: Oil central heating. Electric AGA. Mains water. Private drains via a private water treatment plant.

TAX BAND: F

EPC RATING: Not applicable, the property is exempt as it is Grade II Listed.

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

Please ensure you follow the current Covid-19 property viewing protocols which can be found on <https://www.gov.uk/coronavirus>

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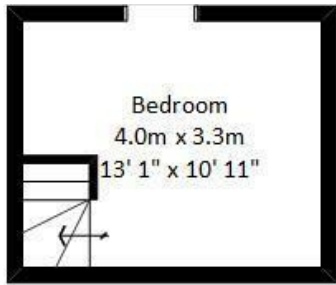
DIRECTIONS

From Paddock Wood railway station head easterly on Church Road for 3.6 miles. Turn left and then immediately right into Pearsons Green Road which continues into Churn Lane for 1.8miles. Turn left at the T junction into Maidstone Road. Connuce for 0.3 miles and the drive will be on the left.

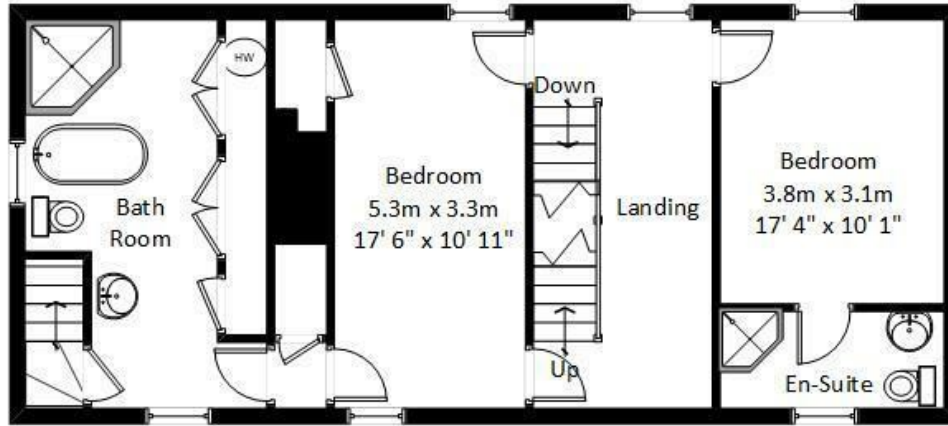


Guide price £845,000

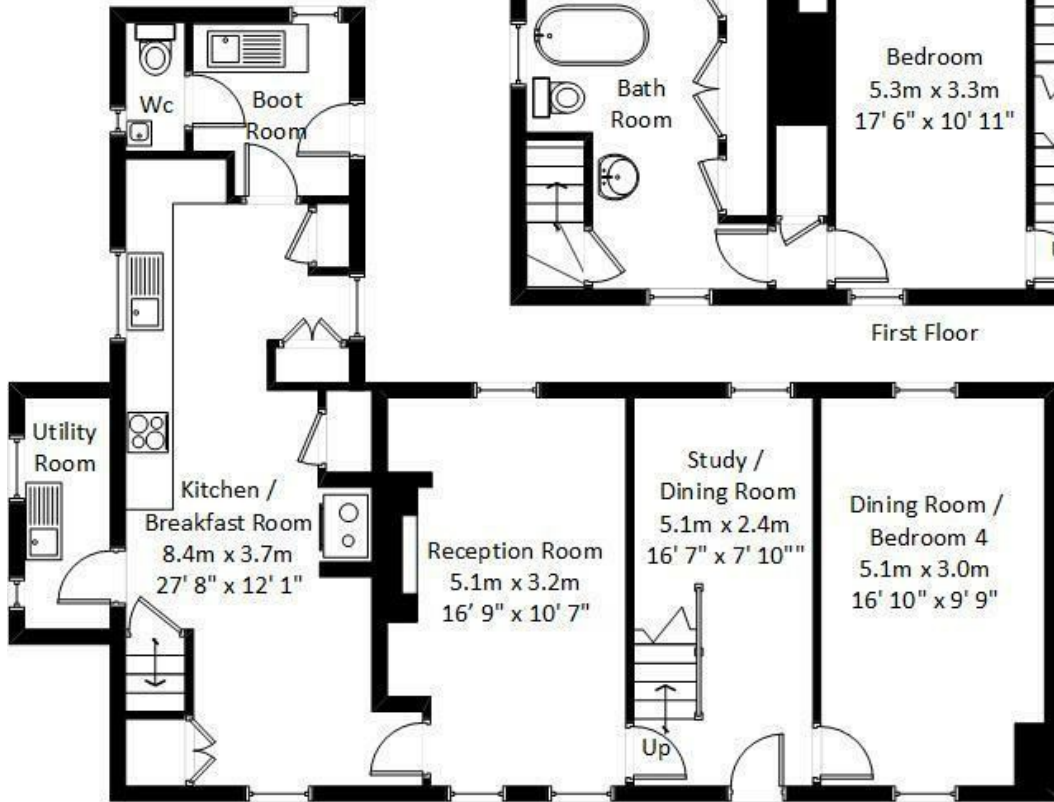
B - TN12



Second Floor



First Floor



Ground Floor



Gross internal floor area approximately 161.0 square metres (1734 square feet)

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