



# EQUUS

*Country & Equestrian*



**BENHAM VILLA Gibbons Lane**





## **BENHAM VILLA Gibbons Lane, Sellindge, Ashford, Kent TN25 6HL**

OPEN VIEWING DAY on 8th JUNE - Call Equus to book an appointment - A rare opportunity to acquire a splendid (UNLISTED) detached farmhouse of period origins circa 1722 with 5 bedrooms set in around 7.5 acres (\*TBV).

This unique property with a range of equestrian facilities is situated on a private lane in a rural location near Ashford. Adjacent to the house there is an impressive horseshoe shaped STABLE YARD of 10 loose boxes, 2 foaling boxes. Also comprising a tack room, side storage area and hay barn to rear with small paddock and field shelter. A further large paddock wraps round the rear of the stables. The remainder of land, 2 paddocks and large, small, wooded area around (1/2 acre) are located adjacent to the bride path along with a riding arena (60m x 20m) in need of some refurbishment.

The property has been subject to a programme of renovations and updating from top to bottom and is presented in excellent order throughout whilst still maintaining many period features including traditional ledge brace doors and inglenook fireplaces. The accommodation is arranged on two floors, ideal for both family life and entertaining. A rear extension has feature vaulted beamed ceilings and exposed rafters creating a fantastic area flowing into a high specification bespoke kitchen, opening into a dining/family room with doors opening onto outside patio. Further downstairs rooms consist of utility room wet room/cloakroom, sitting room, further reception room/bedroom five.

There are four bedrooms upstairs all of excellent proportions. The Master Suite Bedroom has a walk in dressing room and en suite shower and there is a further family bathroom. Outside, the property is a small garden area laid to lawn with flagstone patio area and built in brick BBQ ideal for Al Fresco dining. To the rear is an insulated Log Cabin/Home Office and further outbuildings. CHAIN FREE

### **SITUATION & LOCATION**

The property is located down a private lane in the village of Sellindge which is situated in pretty, undulating countryside at the foot of the North Downs and picturesque nearby Hamlets of Smeeth & Monks Horton. The village provides a

variety of amenities, including schools, local shopping, sports facilities. A comprehensive range of leisure, educational and shopping facilities can be found in Hythe, Ashford, Folkestone and City of Canterbury. Commuter access to London is good, via road on the M20 (Junctions 10 & 11) and by rail network. There is a local station at Sandling and a short drive to Ashford International provides regular High Speed services to London St Pancras in around 37 minutes. Cross-Channel services are available from the Port of Dover, the Eurotunnel Terminal at Cheriton. Good hacking and a range of walks are easily accessible on bridle ways, footpaths and country lanes.

There is excellent hacking in the area accessed by bridleways with an adjacent bridleway by the house going across field one way to Sellindge or alternatively towards the North Downs Way.

### **LAND & GROUNDS**

The land is divided and has one large paddock (subdivided) with post and rail fencing, to the rear of the stables with a smaller paddock opposite the house with a FIELD SHELTER. Further paddocks are on the right of the bridleway leading to the property. The whole is around 7.5 acres (\*TBV) including the gardens and paddocks.

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, by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

Agents Note: There is public footpath within the fields adjacent to the house. There is also shared legal access to the property down a private lane along with 3 other houses which then leads to a bridleway access to the property.





## MATERIAL INFORMATION

TENURE: Freehold  
PROPERTY TYPE : Detached  
PROPERTY CONSTRUCTION : Brick and Timber  
NUMBER & TYPE OF ROOM/S : see attached floorplans.  
PARKING : Parking area for around 6 cars & horse lorry/trailer by the house and stable.  
FLOOD RISK - Zone 1  
TITLE NUMBER/S : K87955/K199563  
TAX BAND : E  
LOCAL AUTHORITY: Folkestone & Hythe District Council  
EPC RATING : D 56/75 <https://find-energy-certificate.service.gov.uk/energy-certificate/0054-2895-7982-9898-6001>

## SERVICES

HEATING : Oil ( new boiler installed 2023)  
SEWAGE : Private Drainage - Klargister system installed  
WATER SUPPLY : Mains  
ELECTRICITY SUPPLY : Mains  
CAMERA SECURITY: 2 x night vision enabled cameras covering the drive and house.  
BROADBAND : see useful websites  
MOBILE COVERAGE : see useful websites

## HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property if 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)  
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## VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors Agent Equus Country & Equestrian, South East

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## DIRECTIONS

From London M20 take Junction 11 B2086 towards Canterbury, turn left onto blind house lane and follow through into Sellindge. As you drive into the village there is a speed sign followed by a bus stop on your right with a seat and a green bin directly opposite there is a track between 2 chalet bungalows. Take the private lane and drive along the unmade road past houses on your right and continue on round the left hand bend past further houses and land on the left which belongs to the house and the property will be found on the right hand side.

**Guide price £975,000**

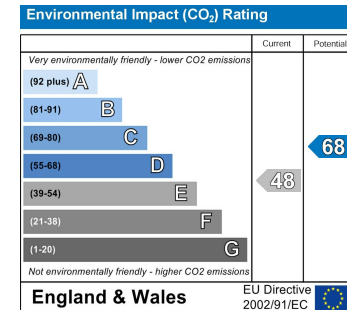
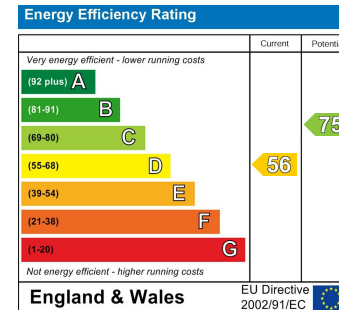


GROUND FLOOR  
APPROX. FLOOR  
AREA 1394 SQ.FT.  
(129.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 854 SQ.FT.  
(79.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2248 SQ.FT. (208.8 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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