



EQUUS

Country & Equestrian



SWEET BRIAR



SWEET BRIAR, Pay Street, Hawkinge, Folkestone, Kent, CT18 7DL

This delightful property believed to date around the 1950's, offers a unique opportunity to purchase a detached 4 bedroom country house with 4 acres (TBV*) now in need of updating and refurbishment, located in a secluded quiet rural location on the edge of the village Hawkinge, near Folkestone.

The house has been the families home for the last 40 plus years and currently has kitchen/breakfast room, dining room, study, cloakroom, two reception rooms, partly finished conservatory, four generous bedrooms, and a bathroom and so provides ample space for comfortable living. The house itself needs improvement therefore giving an excellent 'blank canvas' for those seeking a rurally located family home. It would also offer further opportunities to extend and add more bedrooms and receptions (subject to permissions).

Outside there is an attached unfinished garage, with good access to the front of the property featuring a large sweeping in and out drive and parking for a number of vehicles including horse trailers/horseboxes.

To the rear of the property is a secluded spacious garden mainly laid to lawn with mature trees and shrubs. For potential equestrian use there is a large gated level paddock adjoining the property and is around 4 acres (TBV*) with options to add stabling and a riding arena (subject to permissions).

The location is well placed for all to explore the countryside with country walks, cycling and riding out options nearby.

SITUATION & LOCATION

Located in a quiet rural location on the edge of

the popular village, Hawkinge is 5 minutes drive away and boasts a large variety of essential amenities to include, grocery store, health centre, primary schools and public houses etc. A frequent bus service runs to both the coastal port of Folkestone to the South and, to the North via the A2, to the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The High-Speed Rail Link is now fully operational reducing the travel time from Folkestone to London St Pancras via Ashford to some 53 minutes! Also, within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

LAND & GROUNDS

The whole plot including house, gardens and pasture land is 4 acres (TBV*). 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.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold PROPERTY TYPE: Detached



CONSTRUCTION: Brick around 1950.
NUMBER & TYPE OF ROOMS: 4 beds 2 recs. See attached floor plans.
PARKING: Parking on the drive for cars, trailers, horseboxes.
TITLE NUMBER/S: K449882 & K828906
FLOOD RISK: Zone 1
TAX BAND: E LOCAL AUTHORITY: Folkestone & Hythe District Council
HOUSE EPC RATING: C 72/B83 - Certificate number: 0320-2299-7360-2894-3881
SERVICES: Mains electricity, mains water, mains drainage, mains gas - new boiler will need to be installed.
MOBILE & INTERNET CONNECTIONS: Fast Fibre broadband connected to the house

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VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West
T: 01227 706009 Celia Ransley
E: celiaransley@equusproperty.co.uk : www.equusproperty.co.uk
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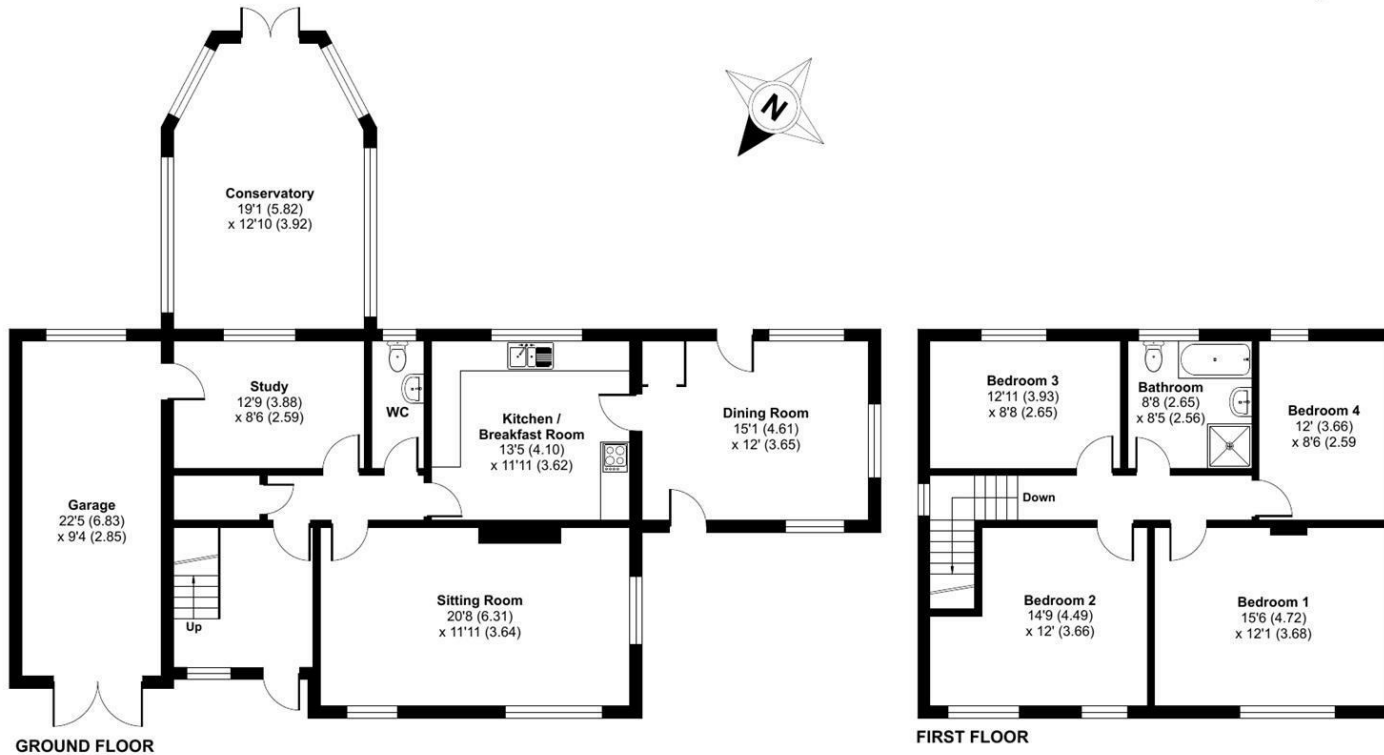
HELPFUL WEBSITES

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//phone coverage for more helpful information about the property and surrounding local area before proceeding in a purchase visit | 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 |

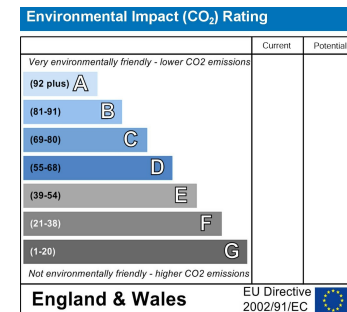
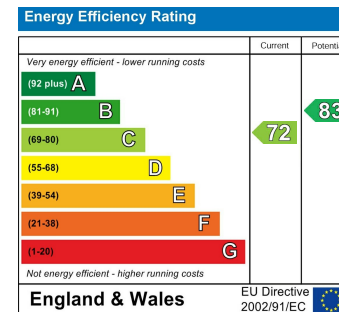
Guide price £865,000



Main House = 1891 sq ft / 175.6 sq m (includes conservatory)
 Garage = 209 sq ft / 19.4 sq m
 Total = 2100 sq ft / 195 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). © nchecon 2024. Produced for Equus Property. REF: 1140063



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