



EQUUS

Country & Equestrian



BERWYN, 152



Berwyn, 152, Kingswood Road, Kits Coty, Aylesford, Kent ME20 7EL

UNDER OFFER - Uniquely located detached property set in its own rural oasis of 3.8 acres (*TBV) of glorious landscaped grounds with adjoining pastureland nestled into the southern slope of the North Downs with stunning elevated valley views. A range of garden buildings at the location offer possibilities to replace or convert for other uses such as stabling with one outbuilding offering scope for conversion into ancillary accommodation (Subject to permissions). For those with keen equestrian interests there may also be scope to add a riding arena within the pastureland (subject to permissions).

The accommodation at this 3 bedroom house is generally well maintained but would benefit from updating and modernising offering an excellent 'blank canvas' for those seeking a rurally located home to 'make more of' also with opportunities to extend and add more bedrooms and receptions (subject to permissions)

Being located at the end of a 'dead end lane' and approached from a long private driveway the property enjoys a tucked away quiet setting offering ideal options if you enjoy 'the outdoor life' with numerous country walks, cycle trails and bridleways on the North Downs and Pilgrims way.

Though surrounded by protected countryside in the historic hamlet of Kits Coty there is easy access to local shops & services. Both the M2 and M20 motorways are close by & the Ebbsfleet High Speed Rail Link & Rochester railway station are in convenient driving distance. No Chain.

SITUATION & AREA AWARENESS

The property is situated in an area of outstanding natural beauty in the historic Blue Bell Hill hamlet of Kits Coty also known as Kents' little Stonehenge with ruins of two prehistoric burial chambers formerly covered by long earthen mounds and estimated to be some 6000 years old. For local shopping and amenities, the picturesque historic village of Aylesford is around 2 miles and is said to be one of the oldest continually occupied sites in England. It possesses a 14th century ragstone bridge which is probably one of the most photographed and painted landscape features in Kent and there is no mistaking the antiquity of the houses overlooking the river Medway on both sides of the bridge. The village is built around a square with a range of Public Houses including the smallest, and possibly the oldest pub thought to date back to 1106. In Aylesford's High Street is the splendid medieval Friary built by the Carmelites around the middle of the 13th century and restored in 1949. The Museum of Kent Life and Cobtree Manor Park and Golf Course are nearby and there are a range of sporting and leisure facilities in the County town of Maidstone. For road

commuting there is easy access to the M2 and M20 motorways connecting to the M25 as well as fast rail commuting links to central London from nearby train stations in Maidstone, Rochester as well as Ebbsfleet International station which provides an 18 min. service into London St Pancras as well to Europe.

ACCOMMODATION

Refer to the floor plan for the layout. It is recognised that the accommodation requires modernising and remodelling subject to personal taste and requirements.

GROUND FLOOR

Entrance Porch, Entrance Hall, Boot Room, SITTING ROOM TWO with corner wood burning stove and sliding door to terrace overlooking the valley views. DINING ROOM in the centre of the house.

Main SITTING ROOM ONE with beams and feature fireplace and doors out to the balcony / terrace overlooking the valley views. CONSERVATORY access from the inner HALLWAY. Central KITCHEN with AGA and various units at base and eye level. OFFICE / STUDY, window overlooking to parking area and detached double garage. Rear HALLWAY with access to the ground floor SHOWER ROOM /WC and wash hand basin and Shower Room.

FIRST FLOOR

Landing, 3 DOUBLE BEDROOMS. one with built in cupboards and one with full elevated valley views. FAMILY BATHROOM with wash hand basin. separate WC.

GARAGING & OUTBUILDINGS

DETACHED DOUBLE GARAGE - At the end of the long private drive with two up and over doors, concrete floor with attached Greenhouse and two rear potting sheds.

SUMMER HOUSES - Two Summer Houses, one off the drive in an elevated position looking over the main paddock. The second in the rear gardens (requires some attention).

GARDEN WORKSHOP / STORE - Timber building located off the main paddock.

ALUMINIUM STORE - Located off main paddock adjacent to the above.

Set within the extensive gardens are various raised beds and an Aluminium and glass GREENHOUSE for those wishing to grow their own produce.

PERGOLA & BBQ - With seating area making the most of the stunning views.

RECREATION AREA - Located at the bottom of the main paddock with mature Beech hedging, topiary hedge and timber shelter /store.

WOOD STORE - Adjacent to the main property.





GARDENS, LAND & GROUNDS

The whole site is 3.828 acres (*TBV) over 5 land registry Titles. The main two tiles are the house and formal gardens with Orchards and bottom paddock. The other main title is the paddock with beech hedging, Topiary hedge and two garden buildings as listed.

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.

BRIDLEWAYS / CYCLE PATHS / FOOTPATHS etc - Pilgrims Way offers a plethora of all walking etc.

RIGHTS OF WAY - No known right of way.

HELPFUL WEBSITE LINKS

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 | <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: see attached floor plans.

PARKING: Off road / several spaces plus double garage

LOCAL AUTHORITY: Tonbridge & Malling | TAX BAND: F

EPC RATING: F 28/82 - Certificate number 0340-2552-0230-2497-0855

Full ratings & advisories/estimated costs are now online at the .gov web site:

<https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES

HEATING: Oil

SEWAGE: Main

WATER SUPPLY: Mains

ELECTRICITY SUPPLY: Mains

BROADBAND: see useful website links | MOBILE COVERAGE: see useful website links.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent

Equus Country & Equestrian, South East/South West

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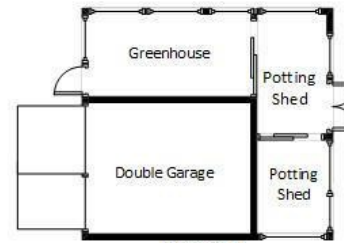
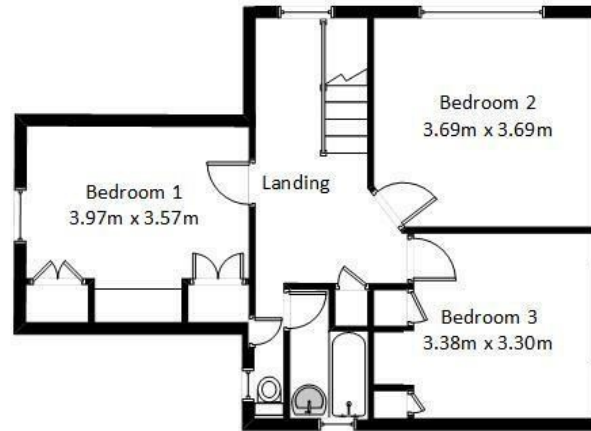
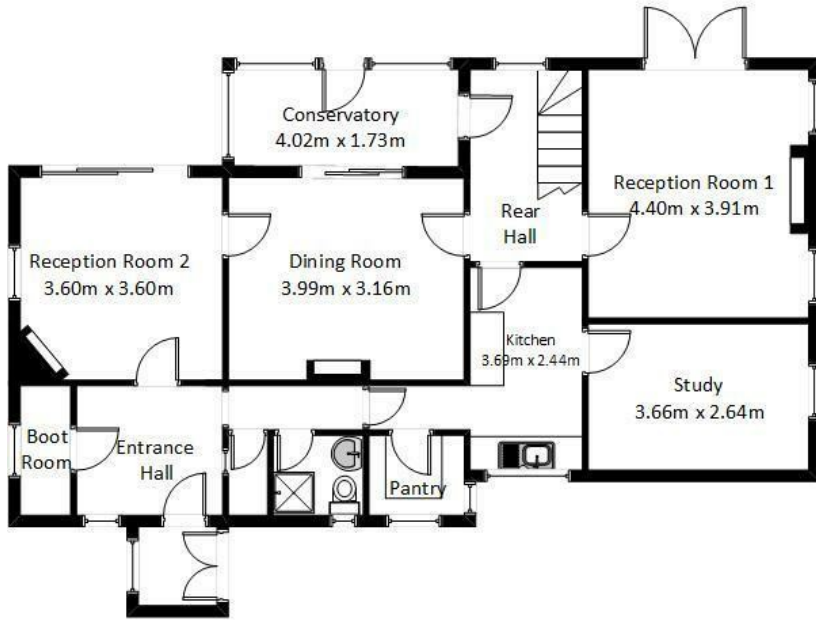
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Offers in the region of £995,000

B - M20



Outbuildings
(Approximately 51.3 square metres)

Gross internal floor area
approximately
162.8 square metres
(1752 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.invictaepc.com

email: rwood@invictaepc.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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