



# EQUUS

*Country & Equestrian*



MILL HOUSE





## MILL HOUSE, Badsell Road, Tonbridge, Kent TN12 6QU

A well-presented detached country and equestrian property (6 bedrooms, 4 Receptions, 3 bathroom/shower rooms) set in 2.34 acres (\*TBV) of grounds/paddocks with stable yard (3 loose boxes, tack room & outbuildings) and recently installed 40m x 20m riding arena. Situated on the edge of Five Oak Green village the property is approached through an electric gated entrance into a spacious parking area for several cars/horsebox and occupies a very convenient location for access to the towns of Tunbridge Wells, Tonbridge and Sevenoaks being around 15 mins drive away and each offering comprehensive shopping/amenities and recommended schools as well as good rail links to London and road links connecting to the M25 motorway network.

This lovely Grade II listed family home (Circa 1600) is of Tudor origins with later Georgian extension and boasts splendid period accommodation sympathetic to both Eras featuring spacious rooms with high ceilings, many exposed beams/timbers and 2 original fireplaces. Ground Floor: Vestibule (Vaulted Ceiling & brick fireplace), Cloakroom/WC, Utility Room, Kitchen (Range Cooker), Sitting Room (inglenook fireplace), Dining Room (feature fireplace), Reception Room/ Study (feature fireplace), Hallway. First Floor: Master Bedroom with En-Suite, Double Bedroom 2 (feature fireplace), Double Bedroom 3 (feature fireplace), family bathroom 2. Second Floor: Landing, Bathroom 3, Double bedroom 4, Double bedroom 5.

### LOCATION & AREA AWARENESS

The Property is situated in walking distance of Five Oak Green village, which has a primary school and a general store/Post Office. Nearby Paddock Wood (approx.1.75 miles) has a good range of local shops and Waitrose supermarket. The towns of Tunbridge Wells and Tonbridge (each approx.5.miles equidistant both have very extensive, shopping facilities and amenities and both have highly regarded grammar schools for girls and boys. Mainline railway stations within easy reach include Paddock Wood (London Bridge 46 Mins) and Tonbridge for services to Charing Cross, London Bridge and Cannon Street. For road communications the A21 is about 6 miles for a direct route to the M25 national motorway network.

Tunbridge Wells – 6 miles; Tonbridge – 5 miles; Paddock Wood 1.75 miles; Sevenoaks – 13 miles; Gatwick Airport – 30 miles; Central London – 40 miles; Channel Tunnel Terminal – 47 miles. (All distances are approximate). For those with keen equestrian interests Hadlow Agricultural College and Equine Centre is around 6 miles and Duckhurst Farm competition centre in Staplehurst is around 10 miles – both host equestrian events all year round. Local bridledways and Toll rides are available at Pembury Woods (approx. 2 ½ miles).

### ACCOMMODATION -

VESTIBULE - tiled flooring; fireplace incorporating bread oven; vaulted ceiling.

DOWNSTAIRS WC - part tiled walls and timber engineered flooring; wall mounted wash hand basin with separate taps; low level W/C.

UTILITY ROOM - engineered wood flooring, tumble dryer, washing machine and fridge with cupboard over.

KITCHEN - part tiled walls and brick flooring; range of large country style units incorporating shallow modern sink / drainer with mixer tap and counter inset drainer; range cooker with extractor fan over; integrated dishwasher; boiler cupboard.

SITTING ROOM - stable door to rear; two radiators; brick flooring; inglenook fireplace with multi-fuel burner.

DINING ROOM - engineered wooden flooring; feature fireplace; understairs storage.

RECEPTION ROOM/STUDY - feature fireplace.

FIRST FLOOR LANDING

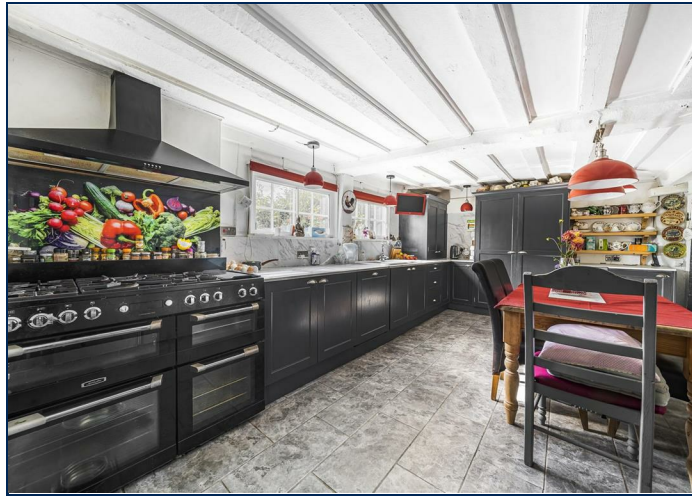
BEDROOM - wooden flooring, feature fireplace.

BEDROOM - wooden flooring, feature fireplace, airing cupboard.

BATHROOM - Stained glass; wooden flooring; pedestal wash hand basin with mixer tap; low level W/C - bidet with mixer tap; roll top bath with mixer tap, shower attachment and curtain rail over.

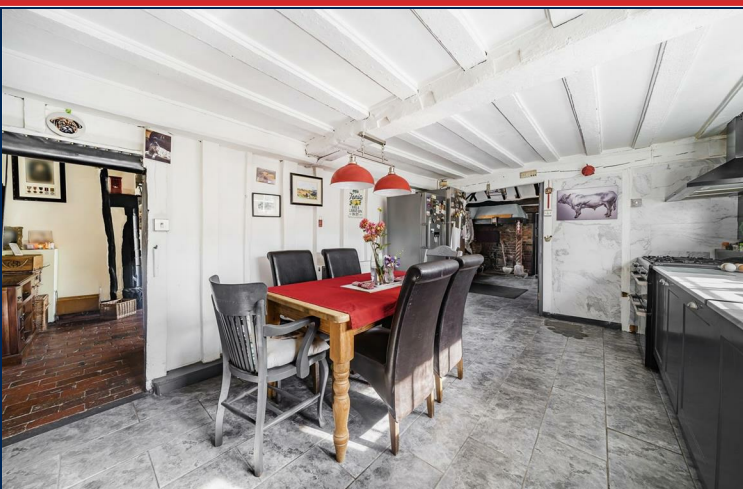
MASTER BEDROOM - storage cupboard.

EN-SUITE - Part tiled walls and engineered wooden flooring; heated towel



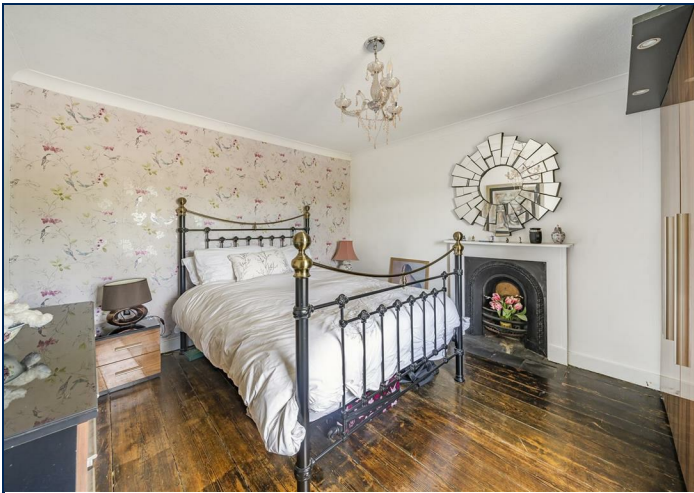


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rail; wall mounted wash hand basin with mixer tap and cupboard beneath; wall mounted W/C; shower cubicle with 'Aqualisa' shower unit; extractor fan.

**SECOND FLOOR LANDING** - Double glazed roof-light.

**BATHROOM** - Part tiled walls and wooden flooring; heated towel rail; wall mounted wash hand basin with mixer tap and cupboard beneath; wall mounted W/C; shower cubicle with 'Aqualisa' shower unit; extractor fan.

**BEDROOM** - Double glazed window, radiator, vaulted ceiling with built-in overhead storage.

**BEDROOM** - Window incorporating secondary double glazing, radiator.

**EQUESTRIAN FACILITIES**

**STABLES** - Block built with sloping roof with x3 Stables. **STORE ROOM / TACK ROOM** (Power and water connected).

**OUTDOOR ARENA** - 40m x 20m with all weather surface.

Single storey **BARN** (power connected), chicken coup, duck coup

**LAND & GROUNDS**

Electric gated entrance: Into driveway and parking area. Side access leading to a private garden laid to lawn. Tap and enclosed gas tank. Further garden area laid to lawn with pond (approx. 4ft deep), and functioning vegetable patch. Pastureland divided into 2 paddocks. The whole sits in approx 2.35 acres (\*TBV). The property is in the Metropolitan Green Belt.

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.

**MATERIAL INFORMATION**

**TENURE:** Freehold.

**PROPERTY TYPE:** Detached / Grade 2 listed.

**PROPERTY CONSTRUCTION:** Brick

**NUMBER & TYPE OF ROOM/S:** 6 bedrooms / 4 receptions / 3 bathrooms- showers rooms / see attached floor plans.

**PARKING:** Multiple & off road.

**FLOOD RISK:** None Zone 1 & in part Zone 2.

**LOCAL AUTHORITY:** Tunbridge Wells.

**TAX BAND:** G

**EPC RATING:** Grade 2 listed / EPC exempt.

**SERVICES**

**HEATING:** LPG tank plus woodburner stove in winter if required.

**SEWAGE:** Mains.

**WATER SUPPLY:** mains.

**ELECTRICITY SUPPLY:** Mains.

**BROADBAND:** EE, BT & SKY. Basic 9Mbps and Superfat 65Mbps. Also see useful website links.

**MOBILE COVERAGE:** EE / Good, see useful website links.

**DIRECTIONS**

The main entrance to the property is on the A228 Maidstone road. You can come from the Paddock Wood A228 in which case the entrance is on the right before the roundabout or you can from Badsell Road Paddock Wood in which case turn right at the roundabout onto the A228 Maidstone road and the entrance is on the left after some 40m or so. If coming from the Five Oak Green direction turn left at the roundabout onto the A228 Maidstone road and the entrance is on the left after some 40metres. Or from Capel go over the roundabout onto the A228 Maidstone road and the entrance is on the left after some 40 metres.

**Guide price £975,000**







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