



EQUUS

Country & Equestrian



THE HOLLIES



THE HOLLIES, Payden Street, Maidstone, Kent ME17 2EE

WITH LAND & STABLES - A detached 4 bedroom country and equestrian property set in 2.8 acres (TBV*) of glorious gardens with adjoining paddocks surrounding the house, plus stabling and outbuildings, located in a pretty rural hamlet on the North Downs surrounded by bridleways and country walks with nearby amenities and rail station provided at Lenham Village.

This deceptively spacious family home has been in the same ownership for the past 34 years and during this time has been renovated and extended and yet offers further opportunities (subject to permissions) to remodel /extend the current accommodation which includes in summary: generous dining room, living room with wood burner, large conservatory, with electric roll out shade awning, a fitted kitchen that could be opened up to the neighbouring utility room, four bedrooms, two of which have en-suite shower rooms and fitted wardrobes, plus family bathroom.

The property is approached from a quiet country road into an electric gated private driveway with spacious parking for several vehicles/horsebox plus detached double garage and enjoys complete seclusion being set centrally within its own land. The current equestrian facilities include: 2 timber loose boxes, tack room and hay store but there are good opportunities to add or replace with more stables (subject to permission) and ample space within the pastureland to add a riding arena (subject to permissions).

The whole offers the best of both worlds for those seeking a country lifestyle yet requiring easy access to local amenities and road and rail commuting connections.

SITUATION & AREA AWARENESS

The property is located in the hamlet of Warren Street, a pretty rural location at the top of the North Downs (AONB), north east of the attractive market village of Lenham with it's picturesque square and range of restaurants, pubs and boutique shops as well as mainline railway station. The M20 can be conveniently reached and provides swift access to London, Canterbury, Ashford, Dover and of course the Channel Tunnel. For rail commuting both Lenham and Charing stations are around 10 minutes driving distance and provide Mainline services to London Victoria as well as

to Ashford which offers the High Speed 37 minute Javelin service to London St Pancras. Both Lenham and Charing villages provide primary schools. A mixed secondary school is also found in Lenham, with grammar schools situated in Maidstone & Ashford. The nearest well known private school is located in Sutton Valence - with several others further afield. The property is ideal for those seeking a rural yet accessible location with a range of bridleways and countryside walks nearby.

ACCOMMODATION

The whole property is in good order and well maintained. Please refer to the floor plan. Floor plan is attached to the sale particulars as well as posted online on all website portals.

The plan is a guide and for reference only. The dimensions are to the nearest Inch or so.

EQUESTRIAN FACILITIES & OUTBUILDINGS

A central drive leads to the garage and stable block.

STABLES - x2 timber loose boxes on concrete with lighting and water laid on. Gate access to both ends and to the paddock/s between the garage and stables. End log store / hay barn, further detached SHED.

GARAGE - double doors and pedestrian side door - 19'6" x 19'4" (5.94m x 5.89m), rendered block with power and lighting all on concrete.

LAND & GROUNDS

K369231 (Freehold), 2.8 acres (*TBV) and on one title. The ground is level and surrounds the property. 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.

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

TENURE: Freehold
PROPERTY TYPE: Detached.
PROPERTY CONSTRUCTION: Reconstituted stone, also known as cast stone or engineered stone.
NUMBER & TYPE OF ROOM/S: see attached floor plans. 4 bedrooms / 3 reception rooms / family bathroom / 2 shower rooms.
PARKING: Multiple off road plus double garage.
FLOOD RISK: Not in a flood Zone.
TITLE NUMBER/S: K369231 (Freehold).
LOCAL AUTHORITY: Maidstone Borough Council.
TAX BAND: E
EPC RATING: D 55/89Certificate number 8468-7727-5370-4691-7902.
Full ratings & advisories/estimated costs are now online at the .gov web site:
<https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES

HEATING: Oil fired.
SEWAGE: Private. Condor 6 person clear water system.
WATER SUPPLY: Mains.
ELECTRICITY SUPPLY: Mains.
BROADBAND: Private via S T A R L I N K / www.starlink.com. See useful website links.
MOBILE COVERAGE: EE & O2 outside poor / Indoors none. WiFi calling enabled. See useful website links.

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
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DIRECTIONS

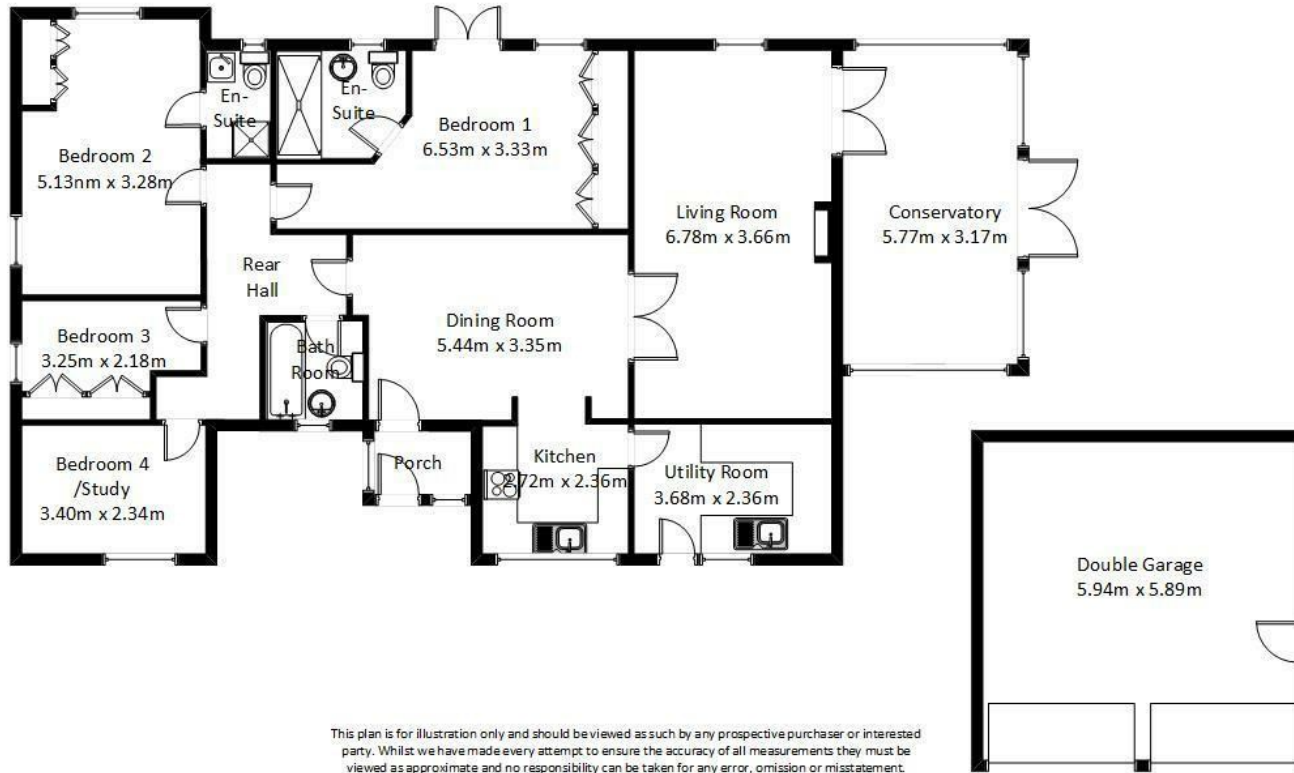
Please use satnav postcode ME17 2EE.
or
what3words blankets/detriment/flippers

Guide price £875,000



TH - ME17

Gross internal floor area approximately 146.0 square metres (1571 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: rwwood@invictaepc.com



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(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	89
(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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