



EQUUS

Country & Equestrian



2 HARRINGE COURT COTTAGE



2 Harringe Court Cottage, Harringe Lane, Ashford, Kent TN25 6EF

S O L D - STUNNING! Set in 3 acres (TBV*) - A generously extended property (unlisted) offering 4 bedroom/3 bathroom accommodation with a further detached studio/annexe, home office cabin, a detached workshop and enjoying a magnificent rural location with far reaching views over open countryside and farmland. The equestrian facilities are excellent and there is scope to add further stable subject to the usual permissions.

The property is approached from a country lane via formal electric entrance gates by the side of the house with a large parking area with turning space and an oak framed double garage with remote access electric doors. Around the house are mature and well stocked south facing gardens with fabulous entertaining areas including a decked terrace with built in pizza oven.

The entrance driveway in turn leads round to the Equestrian Facilities which comprise of a 45m x 25m (sand & fibre) riding arena with jump store and a detached L shaped stable block with 3 stables of varying sizes, tack room and haybarn. The land is arranged as 4 paddocks with a double field shelter and divided with a mixture of hedging and fencing and also includes a pair of chicken runs. No Chain.

ACCOMMODATION (see floor plan)

The origins of the property date back to circa 1780 and many period features have been retained including beams and latched wooden doors. Over the years the accommodation has been sympathetically extended and modernised including the recent addition of a generous two storey side and rear extension adding greatly to the sizeable well-proportioned family accommodation of 4 first floor bedrooms (inc master ensuite) and a further family bathroom.

The heart of the home is undoubtedly the stunning open plan living/kitchen/dining area which has zoned underfloor heating and feature floor tiles plus a wall of bi-fold doors plus windows as well as patio doors to the rear offering expansive views over the gardens and paddocks. The modern contemporary kitchen features a ceiling lantern, large central island with quartz top, breakfast bar, concealed cupboards below and wine cooler. There is a further expansive range of cupboards and quartz work surfaces with integral fridge, dishwasher and space for a large range cooker. The adjoining dining room and sitting room have a large shared brick-built feature open fireplace with a central log burner. Adjacent to the kitchen is a generous sized utility room and boot room and an inner hallway leads to a modern shower room and then a to family snug with log burner.

SITUATION & LOCATION

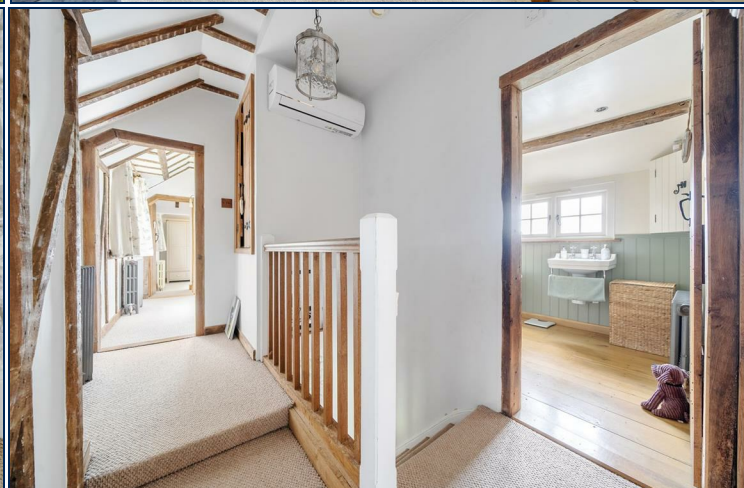
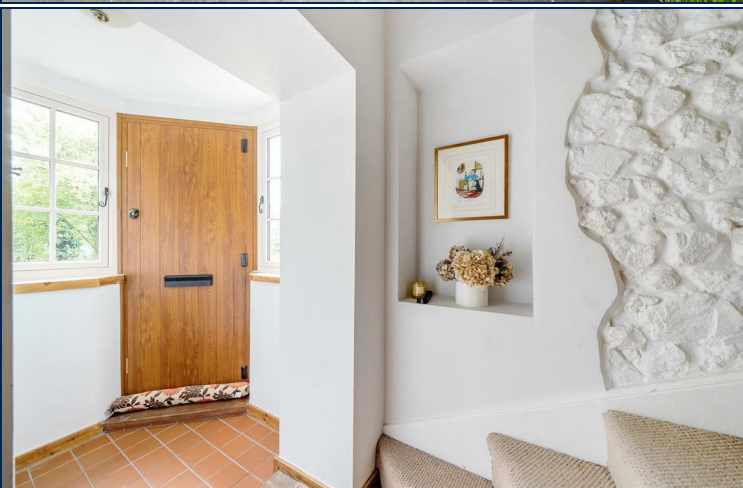
The property is located on the edge of the village of Sellindge which is situated in pretty, undulating countryside at the foot of the North Downs and picturesque nearby Hamlets of Smeeth & Monks Horton. The village provides a variety of amenities, including schools, local shopping, sports facilities. 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. There is some hacking and a range of walks are easily accessible on bridle ways, footpaths and country lanes.

LAND

The whole area is 3 acres (*TBV). The acreage and or land shown /



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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.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold
 PROPERTY TYPE: Attached / PROPERTY CONSTRUCTION: Brick built
 NUMBER & TYPE OF ROOM/S: (see floorplan)
 PARKING: Multiple Areas on the drive and by the house
 LOCAL AUTHORITY: Folkestone & Hythe Council
 TITLE NUMBERS: K797777/K875783/K840110
 TAX BAND : C
 EPC RATING: D/56 B/91 Certificate number: 9370-2469-5400-2404-6241
 FLOOD RISK: Zone 1
 WATER SUPPLY: Private bore hole installed
 ELECTRICITY SUPPLY: Mains (Agents Note – Solar Panels are fitted and available by separate negotiation)
 AIR CONDITIONING : There is air conditioning fitted downstairs in the open plan area, the studio annexe, home office and upstairs
 HEATING: Oil central heating
 DRAINAGE: Septic Tank
 MOBILE COVERAGE/BROADBAND: see useful website links.

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 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

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent
 Equus Country & Equestrian, South East/South West
 T: 01227 706009

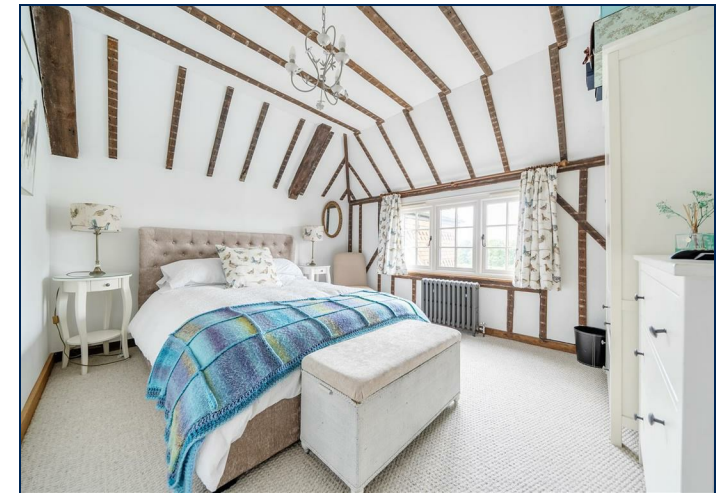
E: sales@equusproperty.co.uk

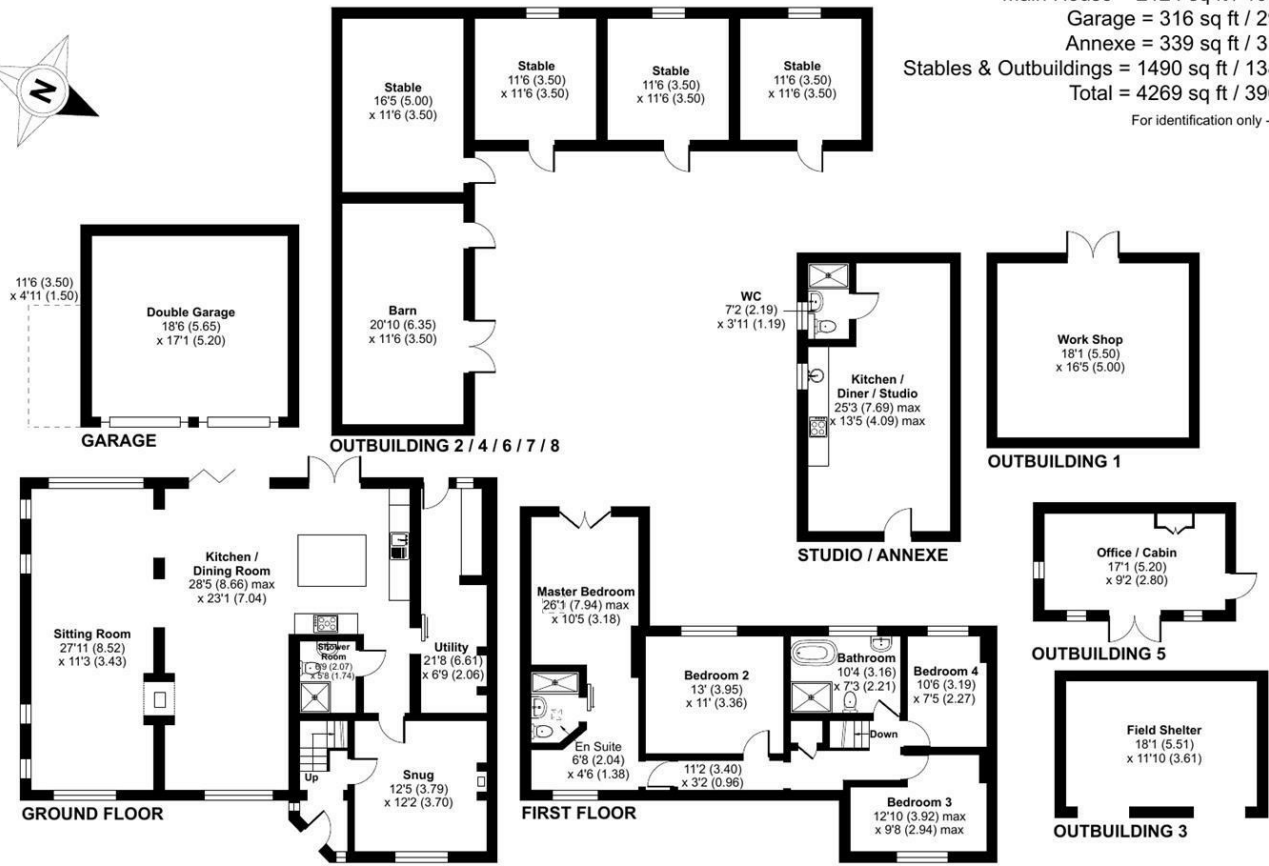
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Guide price £890,000

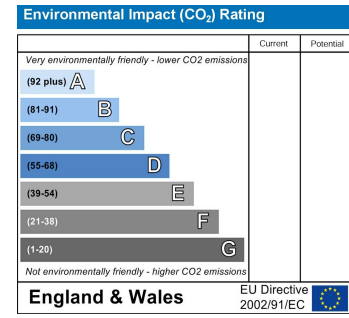
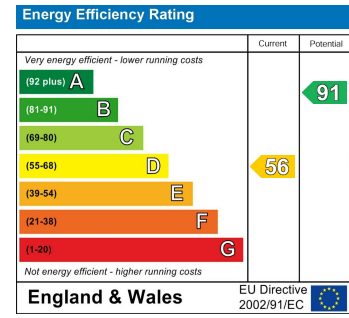




Main House = 2124 sq ft / 197.3 sq m
Garage = 316 sq ft / 29.3 sq m
Annexe = 339 sq ft / 31.4 sq m
Stables & Outbuildings = 1490 sq ft / 138.4 sq m
Total = 4269 sq ft / 396.4 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024.
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