



EQUUS

Country & Equestrian



WRANGLING COTTAGE



WRANGLING COTTAGE, Furnace Lane, Tonbridge, Kent TN12 7BX

COUNTRY & EQUESTRIAN - A well presented Grade II listed detached cottage set in 3.75 acres (*TBV) in a desirable rural location with surrounding gardens, an orchard and pastureland plus timber stable block comprising 3 loose boxes and tack room plus further detached barn/garage. This charming 3 bedroom property includes a wealth of exposed beams and period features including a large inglenook fireplace in the sitting room along with modern contemporary aspects and bespoke fixtures and fittings. The cottage is approached from a side vehicle driveway with parking and a second vehicle entrance off the lane leads to the orchard where the stables are situated.

For those with keen equestrian interests there is space to add further stabling and a riding arena (subject to permissions).eip.

LOCATION & AREA AWARENESS

The property is set in a rural position just outside the charming 'Showpiece' village of Brenchley with it's picturesque period properties, on the edge of the stunning High Weald Area of Outstanding Natural Beauty. Brenchley offers several everyday amenities including a local pub, a post office, and a primary school and nearby are the renowned Kent villages of Matfield, Horsmonden and Goudhurst providing more facilities. Paddock Wood, with it's bustling high street is around 3.5 miles and offers a wider range of shopping facilities, including a Waitrose supermarket, as well as a mainline station serving London with 6 trains per hour at peak times and Mascalls secondary school. The larger towns of Royal Tunbridge Wells and Tonbridge have a broader range of restaurants, shopping and leisure facilities.

The A21 at Kipping's Cross (5 miles away) provides access onto the M25 Motorway network Junction 5 (approx. 18 miles) and gives connections to London Gatwick and Heathrow airports, the Channel Tunnel and ferry ports. There is a good selection of schools in the area in both the state and private sectors. Grammar schools for boys and girls at Tonbridge and Tunbridge Wells inc, Bennett Memorial Diocesan School, St. Gregory's Catholic School and Skinners' Kent Academy. Public schools at Tonbridge,

Tunbridge Wells and Sevenoaks Somerhill at Tonbridge and Holmewood House and Preparatory at Langton Green, Bennett Memorial Diocesan School, St. Gregory's Catholic School and Skinners' Kent Academy. Leisure options in the area includes Golf at a number of interesting courses, Walking, cycling and off road riding in the surrounding countryside and sailing at Bewl Water and the South Coast.

ACCOMMODATION-refer to the floor plan

Period features throughout and reasonable head height in most rooms. Key features are as follows; very large Fireplace in the SITTING ROOM with the original door out to the grassed garden. The KITCHEN is fitted out with assorted base and eye level units and could accommodate a breakfasting table although the DINING ROOM offers the same. This area then extends to the STUDY/HOME OFFICE.

On the FIRST FLOOR the principal BEDROOM has a heavily vaulted beamed ceiling. The second BEDROOM could accommodate a double bed. On the second floor there is a an attic BEDROOM which has limited height.

EQUESTRIAN FACILITIES & OUTBUILDINGS

STABLES - dimension on the floor plan. Timber stables x 3 and tack room on concrete apron, power and water laid on.

GARAGE / BARN - Timber constructed on concrete with power connected and located at the top of the drive.

LAND & GROUNDS

The property is on two titles, one is the main paddock, Orchard ad stables with secondary entrance and the second title is the garden and house.

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.
AGENTS NOTE: A public footpath runs up the drive along the side of the garage and then goes to the neighbours property.

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 Grade I listed property.
PROPERTY CONSTRUCTION: Timber frame, brick & weatherboarding.
 Kent peg tile roof.
NUMBER & TYPE OF ROOM/S: 3 beds / 2 receps / 1 bathroom & shower.
 See attached floor plans.
PARKING: Private drive plus garaging and multiple off road from 2nd entrance.
LOCAL AUTHORITY: Tunbridge Wells / **TAX BAND:** G
EPC RATING: Grade I listed property. Not Applicable.

SERVICES

HEATING: Oil / **SEWAGE:** Mains / **WATER SUPPLY:** Mains /

ELECTRICITY SUPPLY: Mains.
BROADBAND: Adsl 7mbps. See useful website links.
MOBILE COVERAGE: Please see below for outdoor coverage from Ofcom website as of 13 November 2024:
 EE Likely / Three Likely / O2 Likely / Vodafone Limited / 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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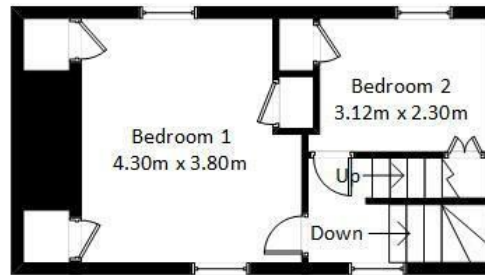
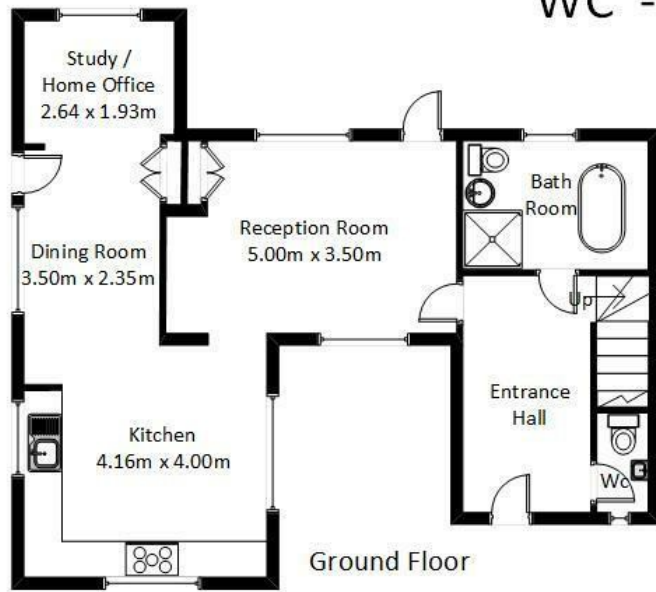
DIRECTIONS

Proceed south on the A21 to the Kipping's Cross roundabout and turn left onto the B2160 (signposted Matfield/Brenchley) . Continue through Matfield Village and turn right onto Brenchley Road. Proceed through the centre of Brenchley village and turn left (opposite The Bull public house) onto Windmill Hill. Proceed to the small crossroads at the top of Windmill Hill and turn right onto Crook Road and then turn right onto Furnace Lane. Continue on this road and the entrance to Wrangling Cottage will be found on the left hand side, NOT Wrangling Green.

Guide price £895,000

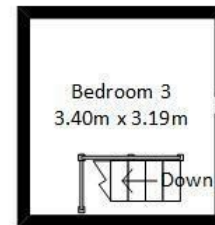


WC - TN12



First Floor

Gross internal
floor area
approximately
117.3 square
metres
(1262 square feet)



Second Floor



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

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