



# EQUUS

*Country & Equestrian*



MANOR FIELDS





## MANOR FIELDS, Manor Road, Westerham, Kent TN16 2ND

WITH LAND - A detached 4 bedroom property with 9.76 acres (TBV\*) of pastureland plus stables set within the gardens of the property and occupying a rural position off a lane/track, amidst the countryside of the North Downs in walking distance of the desirable village of Tatsfield. The property is in need of some interior updating and re-decoration but is generally well maintained.

The adjacent LIVERY YARD is not being sold with the property and has been purchased by a developer who have gained planning permission for the livery yard to be converted into 3 single storey properties. The commencement of work is likely to be in the Summer of 2025. However the main pastureland across the lane/track remains with the residence as part of the sale. No Chain.

### SITUATION & AREA AWARENESS

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Manor Fields (Formerly known as Manor Livery) is situated off private lane/track in a rural position within walking distance of the desirable village of Tatsfield. The property is around 3.5 miles from the historic town of Westerham with it's pretty village green, period properties, good range of shopping facilities, antique shops and excellent restaurants. There are many nearby attractions including historic houses to visit such as Chartwell, the former home of Sir Winston Churchill, Hever Castle and Penshurst Place. The immediate countryside provides for marvelous walks and riding. A variety of sporting activities can be had with many tennis, rugby and football associations along with various golf clubs such as Westerham, Tandridge and Park Wood. The nearby towns of Oxted (4 miles), Woldingham (5.9 miles and Sevenoaks (7 miles) are very popular due to the fast train services to London Victoria (from 31 minutes) and London Bridge (from 28 mins) and by road Central London is 21 miles. The national motorway network and Gatwick Airport are easily accessed via the M25 at Godstone (Junction 6) or Sevenoaks (Junction 5). The area is well known for having a fine selection of schools at primary and secondary levels, in both the state and private sectors including Churchill Primary School Westerham, Hazelwood in Limpsfield, Woldingham School for Girls, New Beacon Sevenoaks, Sevenoaks School and the Kent grammar schools. For those with competitive equestrian interests a number of show venues are easily accessible by horse box including Felbridge and Ardingly Show grounds, Golden Cross and Hickstead. There is also horse racing at Lingfield Park.

### ACCOMMODATION-refer to the floor plan

The property is set out over two floors with adaptable rooms on the ground floor which may suit others uses such as using the home office as bedroom five if required.

In total there are 4 bedrooms, 2 on the ground floor and 2 on the first floor. A total of 3 bathrooms of which one is ensuite to the bedroom on the first floor.

Additionally, the hallways offers good access to the ground floor rooms whilst there is an inner boot room which has a side access to the stables.

The three main reception rooms include the sitting room leading straight into the conservatory, a dining room is off the kitchen with ample space for a good sized table.

### IMPORTANT INFORMATION ABOUT THE PROPERTY

The property has had two insurance claims relating to subsidence, the first some 20 years ago. The subsidence we understand was due to a large tree/s to the rear and side of the property which was removed. The second claim was to make good on the affected wall etc in 2023. The paperwork relating to the first claim has not been found by the Executor of the Will but all the later (2023/24) work / paperwork is available on request.

As a result, it is highly unlikely that the property will be insurable against further subsidence in the future. A specialist insurer may be able to help, but this would have to be investigated by any prospective buyers. Furthermore, it is unlikely that a 'mainstream' lender would offer a mortgage due to the subsidence. There may be certain specialist mortgage companies who would consider lending.

Agents Note :The property is currently named Manor Livery but due to the fact the livery yard is closing and will physically be removed and developed for three houses we have temporarily, for marketing purposes, named the property Manor Fields. Legally the property should remain as Manor Livery until such a time as the new owners rename the property via the correct channels/Local Authority.

### EQUESTRIAN FACILITIES

STABLE BLOCK - 3 timber loose boxes are set to the side of the property with access from the rear garden and the side boot room.

### LAND & GROUNDS

The parcel of land and shaw of woodland/hedging is located directly across from the house divided by the track/road but is not adjoining. The whole acreage at the location extends to approximately 9.76 acres (\*TBV).

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.

#### **MATERIAL INFORMATION**

TENURE: Freehold  
PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: Brick  
NUMBER & TYPE OF ROOM/S: 4 or 5 bedrooms, 3 recs inc conservatory, 3 baths -see attached floor plans.  
PARKING: Multiple off road.  
FLOOD RISK: No risk.  
LOCAL AUTHORITY: Tandridge / TAX BAND: F  
EPC RATING: D 66/95 - Certificate number 9370-2998-5490-2724-3425 / Full ratings & advisories/estimated costs are now online at the .gov web site:  
<https://find-energy-certificate.digital.communities.gov.uk/>

#### **SERVICES**

HEATING: Gas Mains / SEWAGE: Cess Pit / WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains.  
BROADBAND: Standard and Superfat 56 Mbps available - see useful website links.  
MOBILE COVERAGE: 02 Indoor likely / 02, EE, Vodaphone, Three Outdoor Likely - see useful website links.

#### **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](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) -

[www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://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>

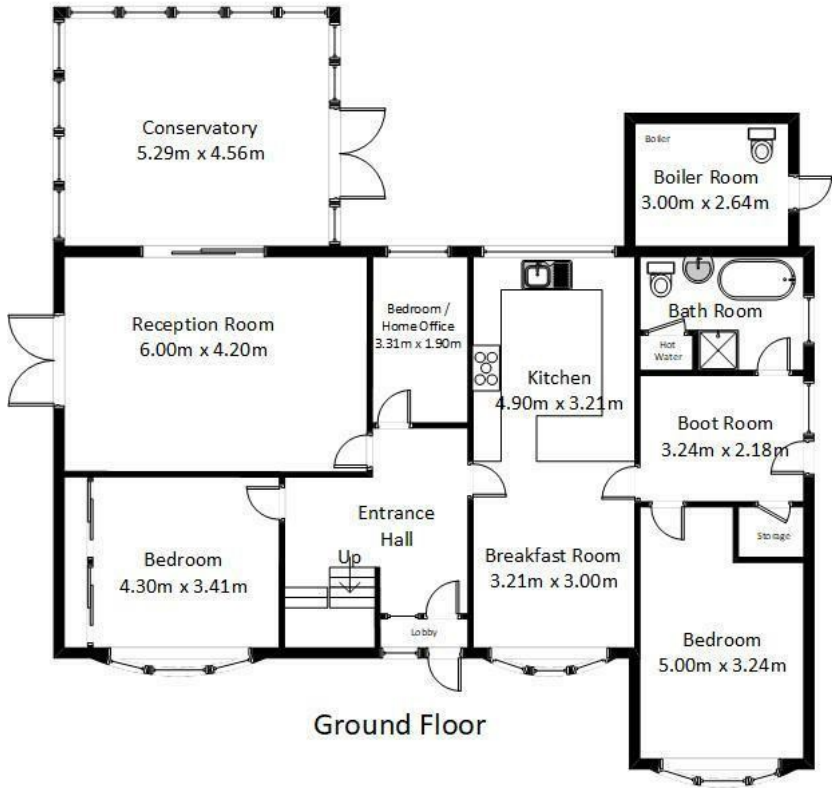
#### **VIEWING ARRANGEMENTS**

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](mailto:sales@equusproperty.co.uk)  
W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)  
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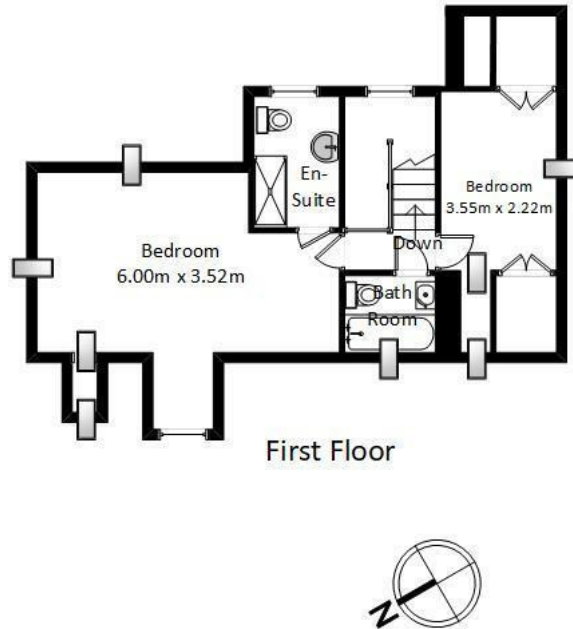
**Guide price £895,000**



# ML - TN16



Gross internal floor area approximately 193.1 square metres (2079 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](http://www.invictaepc.com) email: [rwood@invictaepc.com](mailto:rwood@invictaepc.com)

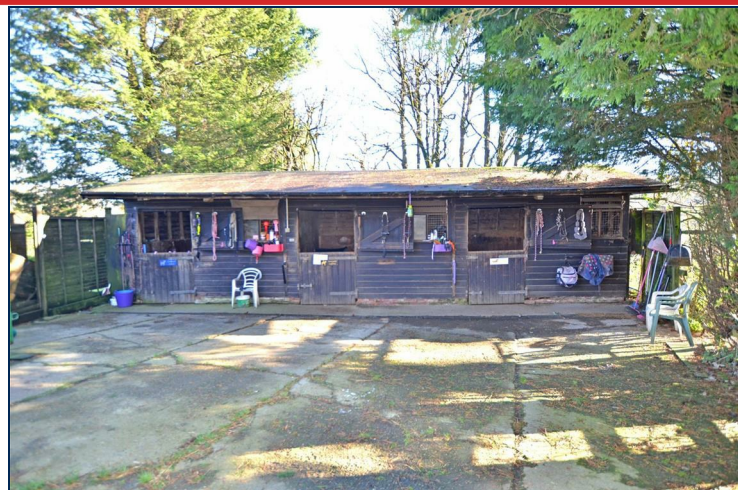
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>66</b>
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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