



EQUUS

Country & Equestrian



TILE BARN FARMHOUSE



TILE BARN FARMHOUSE, Ringlestone Road, Maidstone, Kent ME17 1QL

A handsome very well presented detached 5 bedroom period farmhouse (unlisted) set in 6.3 acres (*TBV) of semi formal gardens with well maintained paddocks and purpose built equestrian yard. The property occupies an enviable tranquil position nestled into the picturesque countryside of the North Downs along a rural lane yet is only a short distance from the pretty village of Hollingbourne.

The stunning accommodation has been refurbished and decorated by the vendors to a very high standard seamlessly combining period features such as exposed beams, timber flooring and inglenook/open fireplaces with all the benefits of modern living offering ideal options for entertaining or an active family. The light well proportioned rooms enjoy views over the grounds with the heart of the home being a kitchen and breakfast room with central island, plus further dining room, main sitting room and additional TV/family room.

Outside the property is approached via a timber sliding electric gate onto an expansive driveway offering spacious parking for many vehicles/horse box and with a three bay oak framed garage. The surrounding gardens and grounds are a particular feature and set off the house beautifully and also include a barn offering scope for various uses such as a hobbies studio/home office. The well presented equestrian complex is horse shoe in layout and comprises of 4 full size loose boxes, hay barn, and feed store around a wide concrete yard with an attractive covered entrance leading to the 24m x 36m riding arena and post and railed paddocks.

The surrounding countryside is renowned for offering a range of bridleways and footpaths which criss cross the landscape of the Downs making the area a favourite for horse riders and dog walkers. The whole offers the best of both worlds for those needing to work in London or requiring access to motorways yet wanting the lifestyle benefits of a rural retreat to come home to.

LOCATION & AREA AWARENESS

The property is situated in a sought after hamlet in the heart of the countryside a short distance from the pretty village of Hollingbourne with it's attractive main street of period buildings and shop, post office, country Inns, Church, well regarded Primary School and Railway Station (70 mins service to London Victoria). The village of Harrietsham around 4 miles away offers more expansive local amenities as well as a railway station. The county town of Maidstone is approximately 7 miles

away and offers a comprehensive range of shops, schools and recreational facilities as well as two mainline railway stations, Maidstone East serving London Victoria and Maistone West serving London Charing Cross. Ashford International railway Station approx. 15 miles away also provides fast services to London. The property is conveniently placed for the M20 motorway accessed at Junction 8 which provides links to the national motorway network, Stansted, Heathrow and Gatwick airports, London, the Channel Tunnel and the Kent coast. Sporting facilities in the area include golf at a number of nearby courses including Leeds Castle, about 2 miles and the Ridgeway, about 5 miles.

ACCOMMODATION - REFER TO THE FLOOR PLAN

The current owners have extended and re-configured the whole property and superbly re-furbished and decorated the interior with many period features retained: On the ground floor the DRAWING ROOM includes a lovely open fireplace with brick surround and a wood burning stove, a further SITTING ROOM includes another fireplace with brick surround also with a wood burning stove, The DINING ROOM also has a fireplace with timber surround and mantle over. The impressive KITCHEN & BREAKFAST ROOM features an assortment of eye level and base units, large breakfast bar and central island, built in appliances, space for a range cooker and mixed tile and timber flooring. Utility room and separate cloakroom/WC.

On the first floor a landing leads to: BEDROOM 1 which has exposed timber beams and EN-SUITE shower/bathroom. BEDROOM 2 which has exposed timber beams and an EN-SUITE shower/ bathroom. BEDROOMS 3, 4 and 5 which have some exposed timber beams, plus FAMILY BATHROOM with full size shower and bath.

EQUESTRIAN FACILITIES

STABLE YARD - Power water laid on - L shaped timber stableyard all on concrete with open walk way to riding arena and rear parking area. Three 12ft x 12ft loose boxes and one 12ft x 17ft loose box - each with water drinkers.

OUTDOOR RIDING ARENA - 24m x 36m - post and railed professionally installed out door arena with rubber and silica sand surface.

TIMBER STORE - 12ft x 9ft concrete floor with power /electric, currently used for further equine kit/storage.

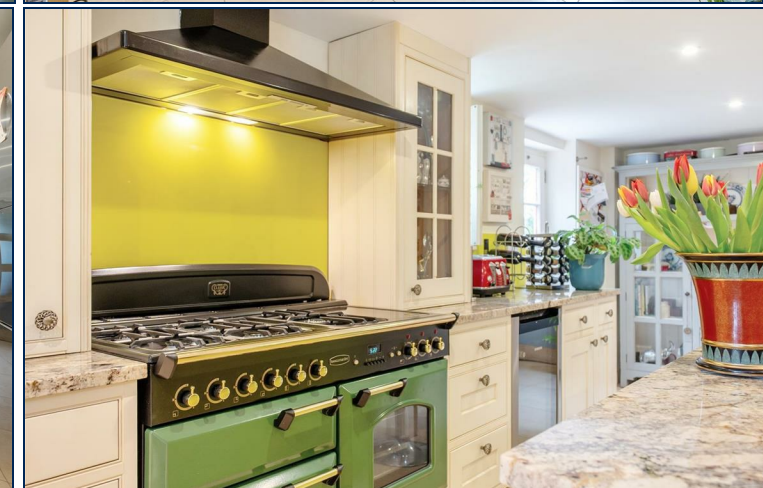
METAL STORE - 12ft x 9ft - on concrete used as a feed store.

GARAGES & OUTBUILDINGS

3 BAY CART LODGE GARAGE - 10m x 6m on concrete, Oak framed with tiled



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pitched roof with power and lighting connected.
ATTACHED BRICK AND TIMBER BARN - 5.8m x 4.5m - To the rear of the property there is an attached hobbies/machine store with concrete floor and timber pitched roof.

Further assortment of Timber Garden buildings.

GARDENS & LAND

The front gardens are mainly laid to lawn, flint walled surround to the rear with flowers and shrubs. The side garden is laid to lawn with raised timber flower beds. To the rear there is a paved patio area with an assortment of flower and shrub borders, a working well with pump and further lawn area with a mature shrubs and trees, built in storage cupboard housing gas cylinders, access to an **ENCLOSED COURTYARD** leads to another entrance off the lane and includes a **DETACHED FLINT AND SLATE BARN** offering scope to adapt for a variety of uses such as a home office or hobbies room.

The whole including the house, garden, yard, drive etc is approx. 6.3 acres (*TBV), The grazing is level and well kept with a large area to the end of the plot which has assorted fruit trees including apples. 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 other than by obtaining the Title Plan from Land registry where available, with the boundary and acreage clearly stated/marked. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact size of the entire plot, they will be required to make their own arrangements by appointing the services of an accredited company who can measure the boundary for a compliant Land Registry Title Plan.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold

PROPERTY TYPE: Detached / **PROPERTY CONSTRUCTION:** Brick under tiled roof

NUMBER & TYPE OF ROOMS: 5 bedroom / 4 reception / 3 shower/bathrooms - see attached floor plans

PARKING: Multiple off road plus Carport

FLOOD RISK: No

LOCAL AUTHORITY: Maidstone Borough Council / **TAX BAND:** G

EPC RATING: E 44/80 - Full ratings & advisories/estimated costs are now online

at the .gov web site:

<https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES

Mains electric, Mains water, Gas - LPG, private Drainage

HEATING: LPG gas / **SEWAGE:** Private Septic Tank / **WATER SUPPLY:** Mains / **ELECTRICITY SUPPLY:** Mains

BROADBAND: STARLINK - see useful website links.

MOBILE COVERAGE: STARLINK - 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

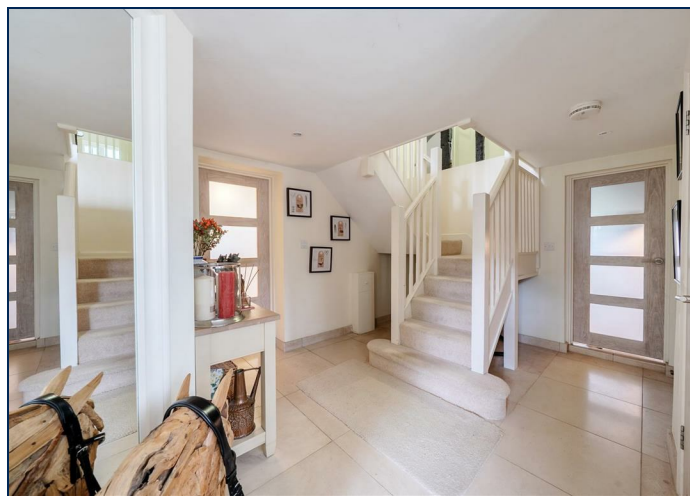
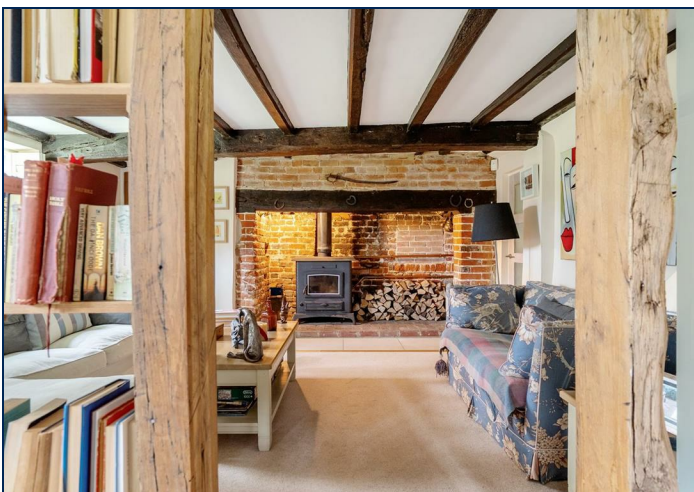
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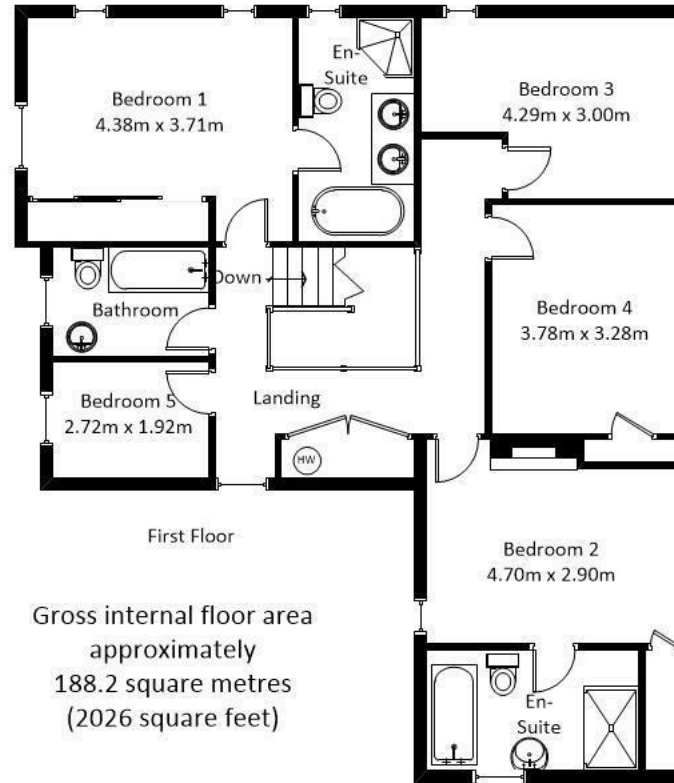
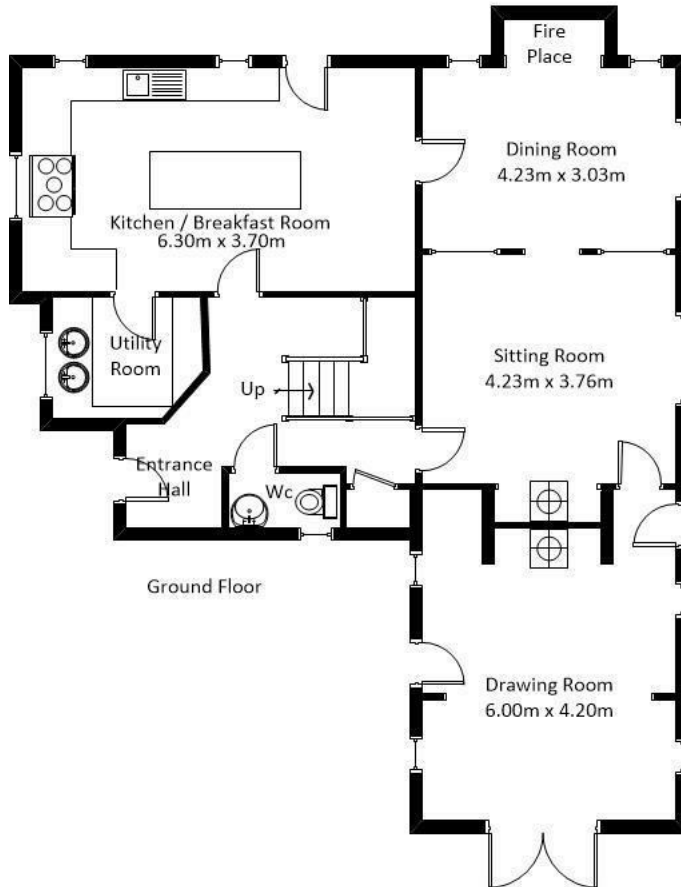
DIRECTIONS

From Junction 8 of the M20 motorway take the A20 following directions for Hollingbourne. Proceed into the village along Eyhorne Street and out the other side. Continue up the hill and at the cross roads turn right (unnamed road). Proceed along this road for approximately one mile and the farmhouse will be found on the left hand side. Access is from the third set of gates/timber sliding electric gate closer to the yard where there is parking.



Guide price £1,350,000

TBF - ME17



Gross internal floor area
approximately
188.2 square metres
(2026 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

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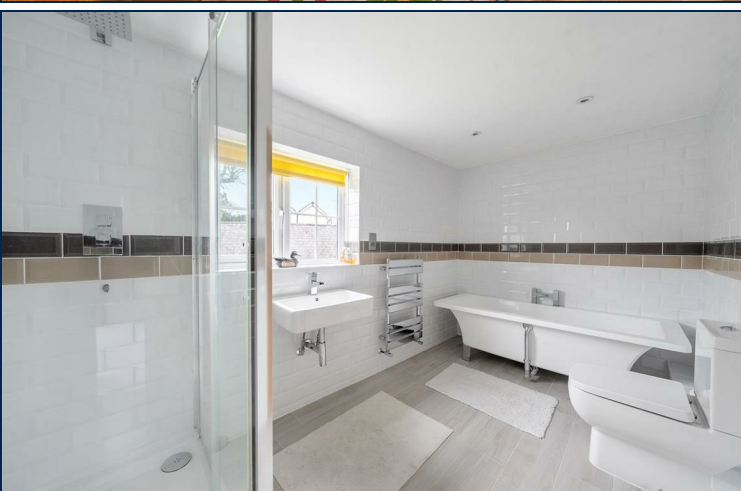
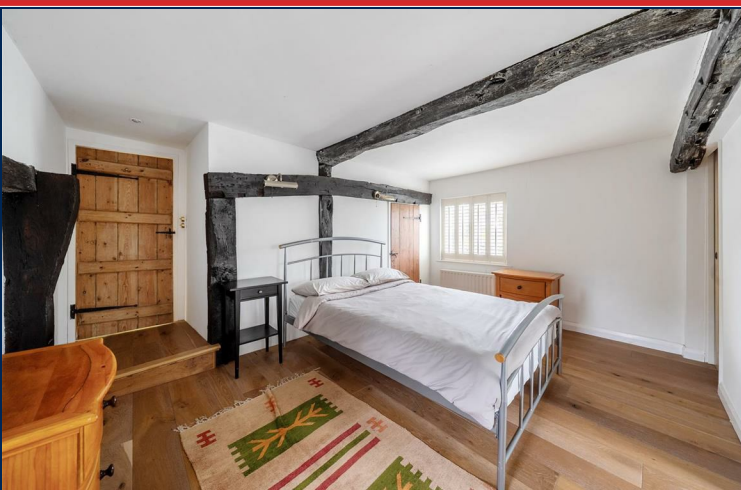


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		98
(81-91) B		
(69-80) C		74
(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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