



EQUUS

Country & Equestrian



FOUR WENTS



FOUR WENTS, Water Lane, Cranbrook, Kent TN18 5AU

Set in around 10 acres (*TBV) of gardens & pastureland with excellent equestrian facilities, an enchanting, superbly appointed Grade II listed attached period house occupying a rural setting off a lane near to Bedgebury Forest offering miles of off road riding and country walks.

The stunning heavily beamed accommodation offers good head height throughout the interior with large well appointed kitchen open plan to the dining room and a wonderful inglenook fireplace of impressive proportions which dominates the drawing room. On the first floor is a good sized landing with 4 bedrooms set over 2 floors and a family bathroom on the first floor and en-suite shower/WC on the second.

Outside there are pretty south facing gardens of around a quarter of an acre to the rear with a lovely rural backdrop overlooking a private area of Bluebell wood. To the side of the house is a wide vehicle entrance driveway with generous parking areas leading to the well equipped equestrian complex and pastureland which comprises of a principal block of 8 loose boxes with spacious concrete gangway to the front for ease of management. Separate isolation stable block of 2 loose boxes, external security lighting. Large detached steel framed barn with roller shutter door suitable for undercover horsebox parking and hay and feed storage, separate block built tack room/day room, single detached garage, 5 bay horse walker, 60m x 20m post and railed riding arena with Mark Scott surface and extensive fenced paddocks for year round grazing.eip.

LOCATION & AREA AWARENESS

The property is set along a winding country lane in a peaceful location with rural views. The quaint and historic village of Hawkhurst is around 1.5 miles away and is convenient for local shops and amenities and the property is set within the desirable Cranbrook School Catchment area and also within a 5 mile radius of an excellent choice of private and state lower and upper schools. The delightful period town of Cranbrook is around 2.5 miles away offering a good range of shopping and leisure amenities including the Wealden Sports centre with family swimming pool, nearby golf clubs are at Hawkhurst and Cranbrook and Bewl Water at Lamberhurst offers sailing and fishing. The location is recognised as being a superb area for equestrian and country lovers alike with extensive walks and unrivalled local hacking in Bedgebury Forest less than 1 mile away. For those wishing to commute Etchingham mainline railway station is some ten minutes drive and provides fast and frequent services to London, or Staplehurst MainLine railway station around 6 miles provides frequent fast trains to London Bridge, Cannon Street and Charing Cross. The A21 trunk road is also within convenient driving distance providing access to the M25 to the North and to the coast to the South.

ACCOMMODATION

Refer to the floor plans for dimensions and layout of the three floors. NOTE: the walk through one bedroom to the other.

Entrance Porch - GROUND FLOOR - Kitchen/Dining Room – superb room with triple aspect views boasting a wealth of character with wall and ceiling beams and further uprights, feature brick bread oven, larch doors, very well appointed kitchen with a comprehensive range of wood upper and lower kitchen cupboards with expansive areas of attractive tiled work surfaces, sink and drainer under window with view of the garden, electric hob, built in fridge, integrated double oven and grill. Dining area – which adds to the overall charm and character of the room. Utility Room /Cloakroom – plumbing for washing machine, space



for tumble drier, large fridge freezer, central heating boiler.

WC – with white suite comprising WC and wash hand basin, window to side.

Drawing Room –with impressive fireplace with Bressumer beam over brick hearth, lovely, exposed beams, corner store cupboard with bread oven, door to staircase.

FIRST FLOOR - Staircase leads to a landing with window to side and views over the gardens. Feature chimney breast, exposed beams.

Bedroom –double room, exposed beams, feature chimney breast, twin built in cupboards with hanging and storage space above, oak door leading to:

Small walk through area – with window to front, airing cupboard.

Bedroom –double with exposed beams and view to front, built in wardrobe cupboards, potential from landing to provide separate access to bedroom.

Bedroom – double room, exposed beams with view to side over gardens.

Family Bathroom – bath, WC wash hand basin.

SECOND FLOOR - Oak stairs leading to a double Bedroom and ENSUITE shower room with wash hand basin and WC.

EQUESTRIAN FACILITIES & OUTBUILDINGS

Refer to the floor plans for dimension and layout.

GARAGE - single, to the right as you look at the twin garage. The one on the left is the neighbours.

TACK ROOM - block built with pitched roof on concrete also used as day rest room.

BARN - steel from with steel sheeting, double height with pedestrian door to one side of a roller shutter door, concrete floors , sky lights power and lighting.

STABLE BLOCK - x8 timber loose boxes on concrete with front apron and overhang. Recently replaced and refurbished.

STABLE BLOCK - x2 timber loose boxes, on concrete, ideal for isolation boxes if required,

HORSE WALKER - 5 bay Claydon walker.

RIDING ARENA - 20m x 60m - all weather post and railed with new Mark Scott riding surface.

GARDENS, LAND & GROUNDS

To the rear of the property there is an area of gently sloping grassed garden with a variety of trees, shrubs and plants, fruit trees. The rear boundary is bordered by a stream and the gardens overlook woodland to the rear which in summer affords a rural backdrop. To the side of the property a recently built tiered decked area ideal for BBQ, Chiminea and sun lounging and additional Pergolas.

TITLE NUMBER/S: K679868 - total acreage is 9.865 acres (*TBV) and stretches out like a 'finger' with some grazing to the side of the arena with the majority beyond the arena.

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: Semi detached Grade II listed / PROPERTY CONSTRUCTION: Timber framed.
NUMBER & TYPE OF ROOMS: 4 bedrooms / 1 reception room / bath room and 1 shower room / utility room - see attached floor plans.

PARKING: Multiple off road as well as 1 garage / private drive to facilities.

FLOOD RISK: No.

LOCAL AUTHORITY: Tunbridge Wells / TAX BAND: E.

EPC RATING: N/A the property is Grade 2 listed and does not require one

SERVICES & OUTGOINGS

HEATING: Oil / SEWAGE: Private cesspit / WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains.

OFCOM Mobile & Broadband checker

BROADBAND: Standard Download 2 Mbps | Upload 1 Mbps - see useful website links.

MOBILE COVERAGE: O2 & Vodafone Indoor Limited | Outdoor O2, Vodafone, EE, Three Likely - also see useful website links.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent

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DIRECTIONS

From Maidstone proceed South on the A229 towards Hawkhurst. Pass through Staplehurst and Cranbrook remaining on the A229. Approximately 1 mile south of Cranbrook after leaving the residential outskirts turn left at a triangle of grass into Water Lane which is just before a series of bends. Proceed down Water Lane and Four Wents will be found on the right just after a minor crossroads approached over a shingled entrance and wooden five bar gate.

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>

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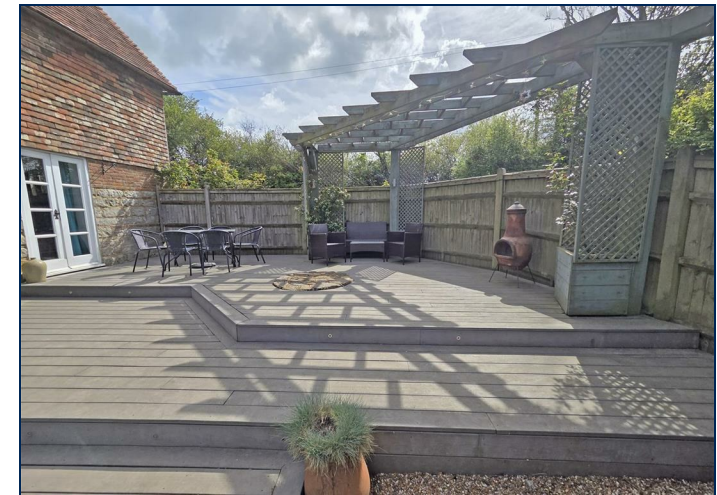
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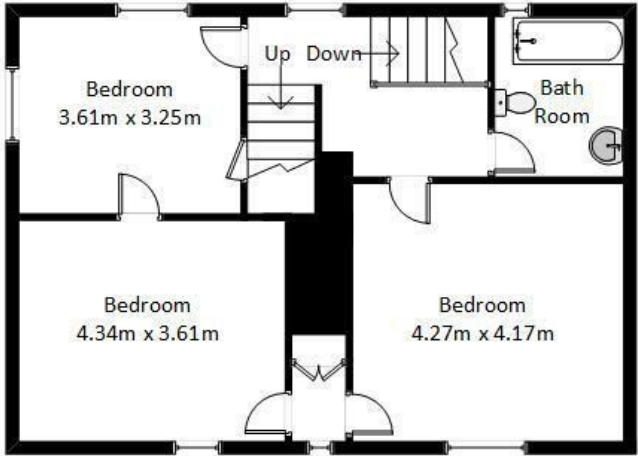
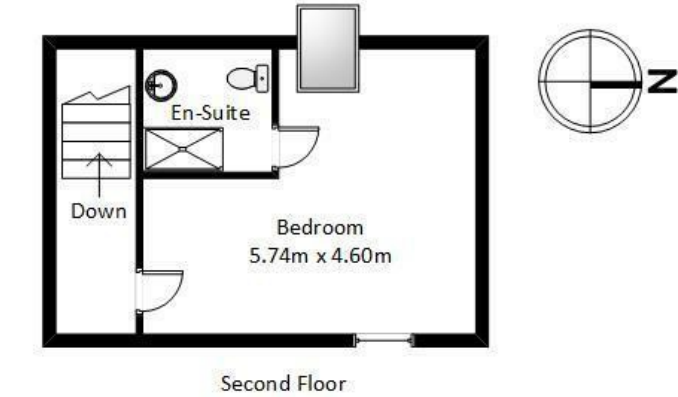
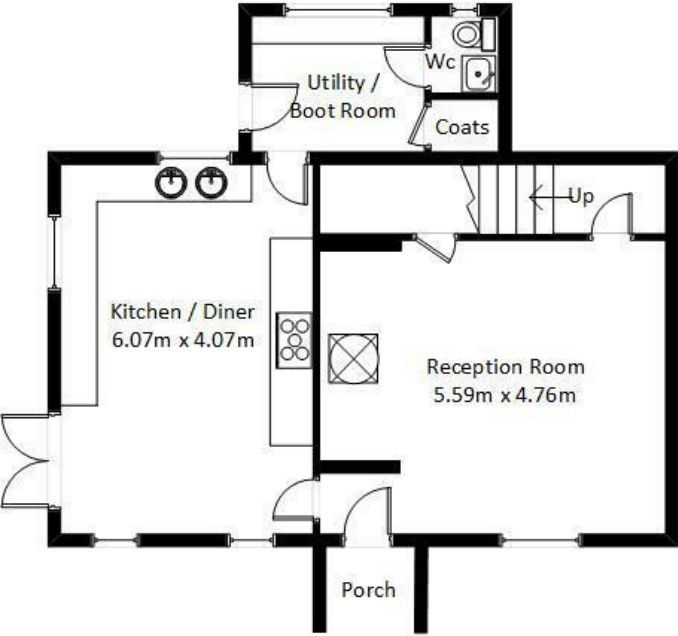
6. VAT: If applicable, the VAT position relating to the property may change without notice.



Guide price £965,000


FW - TN18


Gross internal floor area
approximately
165.1 square meters
(1777 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		
(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		
(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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