



EQUUS

Country & Equestrian



THE NEEDIES



THE NEEDIES, Otford Lane, Sevenoaks, Kent TN14 7EG

COUNTRY & EQUESTRIAN LIVING WITH LONDON ON YOUR DOORSTEP. A detached 4 bedroom family home situated in 4 acres (*TBV) with equestrian facilities, set well back from a country lane on the outskirts of Halsted village offering a rare opportunity to acquire a property with land in an accessible and popular location near to good outlying on brideways. This deceptively spacious and well maintained detached bungalow overlooks its own land and stable yard to the rear extending out to uninterrupted countryside views. The whole offers a well thought out equestrian complex with the benefit of a separate vehicle entrance including: 12 timber stables, hay barn, 20m x 40m post and railed all weather manege and 4 large post and rail paddocks. In addition there is a 4 car garage to the front of the property. This unique single storey property boasts an inviting bright and airy modern/contemporary interior featuring open plan areas perfect for everyday family living and guests entertaining comprising: Entrance Hall Dining room, second reception room, kitchen/breakfast room, utility room, 4 double bedrooms (2-en-suite) and family shower room. The area offers excellent transport links, with fast rail services to London from nearby Knockolt (2.4 miles distant) and Orpington (5.2 miles distant) stations offering fast and frequent services to London Bridge, Charing Cross, and Victoria For those also needing good road commuting links the property is conveniently located near the M25 motorway, providing quick access to major routes in and out of London, as well as to other parts of Kent and beyond. Biggin Hill Airport (8.8 miles distant) is also easily accessible, making this an ideal location for both business travellers and those seeking a peaceful retreat within reach of the capital. No Forward Chain.

LOCATION & AREA AWARENESS

The property is located near to the picturesque village of Halstead, which has two public houses, village shop/newsagent, and a café. The village is located within the beautiful Kent countryside and Known for its tranquil setting and close-knit community, offering the perfect blend of rural charm and modern convenience.

Within easy reach of Knockholt station and Polehill with it's garden centre, butchers and vegetable shop The area offers excellent transport links, with fast rail services to London from nearby Knockolt (2.4 miles distant) and Orpington (5.2 miles distant) stations offering fast and frequent services to London Bridge, Charing Cross, and Victoria. For families, the property is within easy reach of highly regarded schools, both private and state.

The surrounding countryside provides ample opportunities for outdoor activities, including horse riding, cycling, and walking in the nearby North Downs. Further more extensive shopping is available at The Glades in Bromley, Orpington High Street and Bluewater Shopping Centre. By road, the property is conveniently located near the M25 motorway, providing quick access to major routes in and out of London, as well as to other parts of Kent and beyond. Biggin Hill Airport (8.8 miles distant) is also easily accessible, making this an ideal location for both business travellers and those seeking a peaceful retreat within reach of the capital.

ACCOMMODATION

Refer to the floor plans in the brochure and on line for room dimensions and layout.

Single story accommodation and set within its own grounds access to the outside is from side and rear. Well maintained throughout the SITTING is of particular interest due to its size all size and view over the rear. Two of the four BEDROOMS have ensuite shower/bathrooms, further FAMILY BATHROOM; the KITCHEN is well presented and was refurbished recently. The UTILITY ROOM has door which leads leads out to the side yard etc.

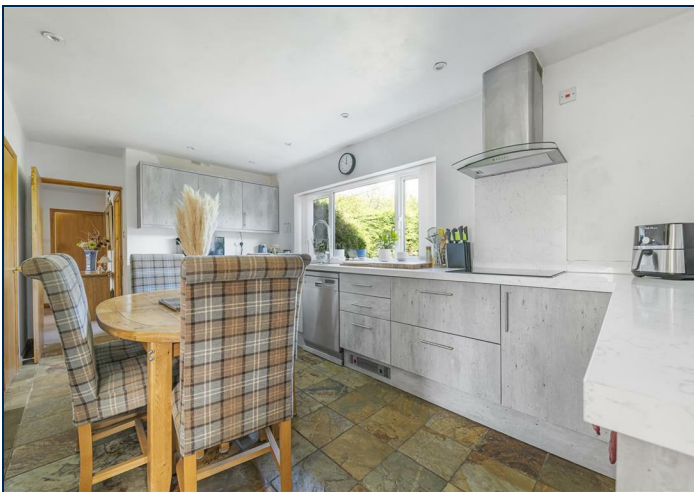
EQUESTRIAN FACILITIES & OUTBUILDINGS

Refer to the plans attached online for the dimensions and sizes.

Rear access from the lane down a short track which is shared for a property beyond; large area for car parking and lorry/horseboxes and trailers if required. Also access for muck heap extraction.

Linear STABLES - timber loose boxes located near the Arena.





OUTDOOR RIDING ARENA - 20m 40m post and railed arena.

BARN - timber barn.

GARAGE - double and adjacent to the property with up and over door with further rear access pedestrian door to the rear. Lighting & power.

LAND & GROUNDS

The whole site is just under 4 acres (3.997 acres *TBV). This included the gardens, house front drive and all the equestrian facilities to the rear. Access to the stables can be pedestrian from the house or via a shared track to the left of the property. The whole site is on level ground.

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.

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 & SERVICES

TENURE: Freehold

PROPERTY TYPE: Detached single storey approx. 1775sqft

PROPERTY CONSTRUCTION: Brick under tiled roof / NUMBER & TYPE OF ROOM/S: 4 bedrooms / 3 reception rooms / 3 WC & or bath & or shower rooms / see attached floor plans.

PARKING: Off road and double garage. To the rear near the equestrian facilities multiple & horsebox/trailer parking

FLOOD RISK: No

LOCAL AUTHORITY: Sevenoaks / TAX BAND: G

EPC RATING: E 40/77 - Certificate number

8534-8828-4400-0481-0206. Full ratings & advisories/estimated costs are now online at the .gov web site:

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

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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SERVICES

HEATING: Electric / SEWAGE: Private treatment plant / WATER SUPPLY:

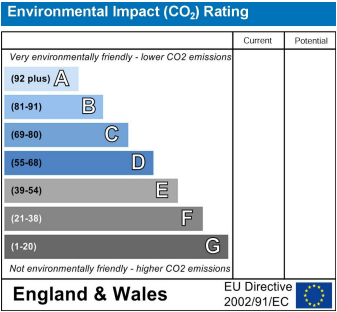
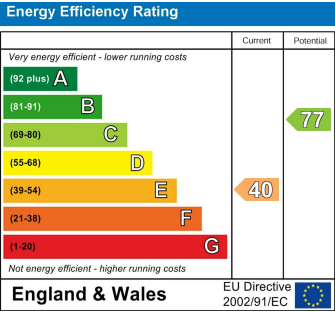
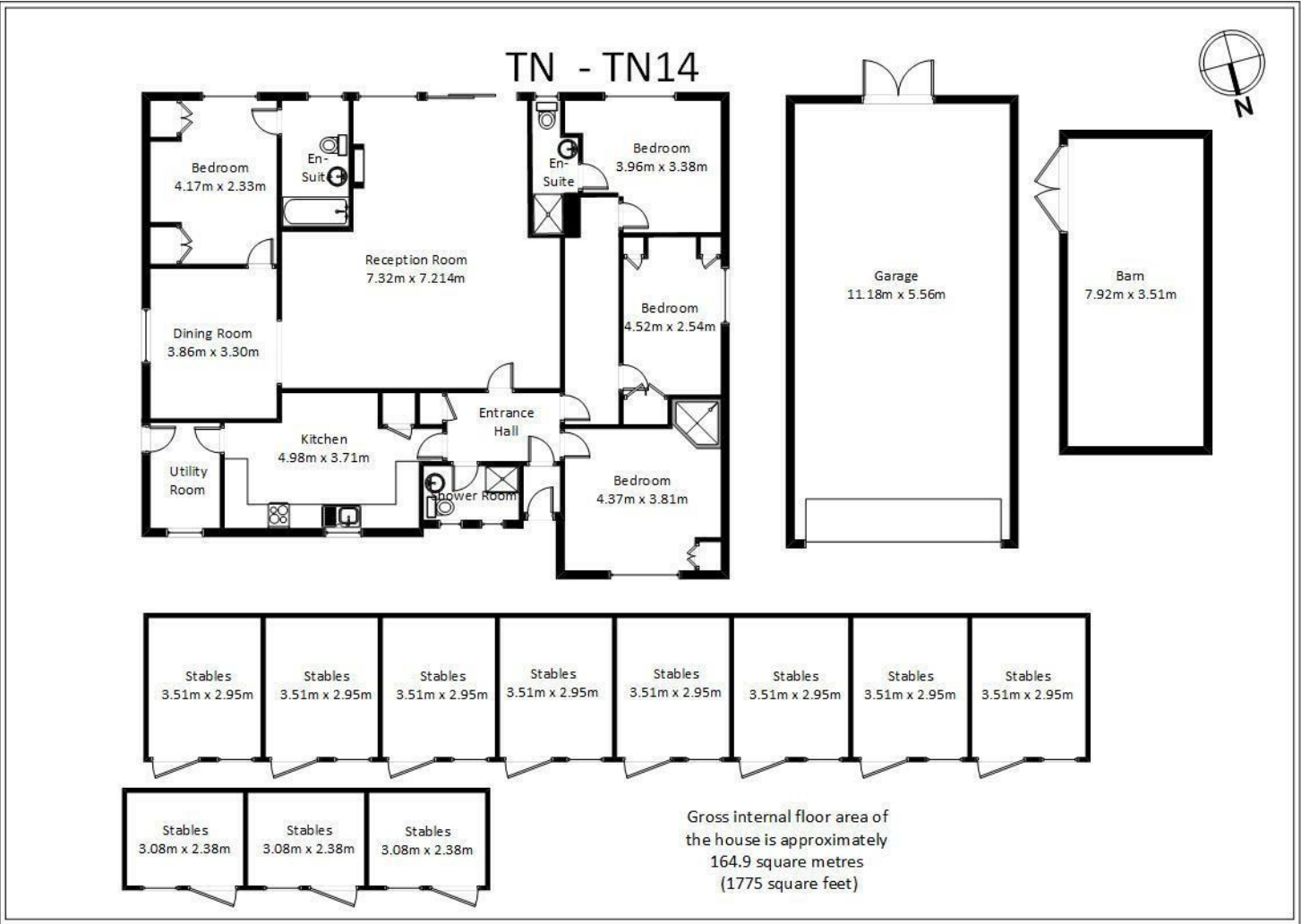
Mains / ELECTRICITY SUPPLY: Mains

BROADBAND: see useful website links.

MOBILE COVERAGE: see useful website links.



Guide price £1,150,000



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