



EQUUS

Country & Equestrian



KITS COTY FARM



KITS COTY FARM, 87 Salisbury Road, Aylesford, Kent ME20 7EW

A generously proportioned & well presented detached 4 bedroom family home set in 4.2 acres (*TBV) with well equipped equestrian yard, including a professionally installed 40m x 20m flood lit riding arena with new fibre surface, five stables, a tack room, hay barn and toilet along with well maintained paddocks offering year round grazing. Further outdoor swimming pool and large detached former garage building currently used as a guest Suite & home office.

The property occupies a glorious, elevated, rural location approached off a dead end lane on the southern slope of the Downs with wonderful views of the valley below and surrounded by a landscape of nature reserves and vineyards with the unique benefit of direct access onto the Pilgrims Way offering miles of bridleways, country walks and cycle trails to enjoy.

The accommodation offered at the property is filled with natural light creating a warm and inviting atmosphere and encompasses a wealth of versatile living spaces mainly open plan in design with a bright and airy kitchen/dining room, ideal for modern family living and for hosting guests, a separate lounge and an additional reception room, ideal as a guest bedroom or home office. There are four first floor double bedrooms, including a master suite with luxurious en-suite bathroom and further family bathroom. All bedrooms enjoy views to the rear over the grounds and farmland beyond.

Outside private driveway leads from the lane to a generous parking area for several vehicles & horse box and in turn to the stable yard. Undoubtedly one of the key features of this 'county lifestyle home' are the spacious gardens & grounds which offer a private oasis for relaxation and recreation with large sun terrace adjacent to the heated swimming pool along with a summer house perfect for unwinding and for guest entertaining.

LOCATION & AREA AWARENESS

The property is situated in an Area of Outstanding Natural Beauty (AONB) and close to a Nature Reserve, near to the Blue Bell Hill hamlet of Kits Coty known as Kents' little Stonehenge with ruins of two prehistoric burial chambers formerly covered by long earthen mounds and estimated to be some 6000 years old.

For local shopping and amenities, the picturesque historic village of Aylesford is

around 2 miles and is said to be one of the oldest continually occupied sites in England. It possesses a 14th century ragstone bridge which is probably one of the most photographed and painted landscape features in Kent and there is no mistaking the antiquity of the houses overlooking the river Medway on both sides of the bridge. The village is built around a square with a range of Public Houses including the smallest, and possibly the oldest pub thought to date back to 1106. In Aylesford's High Street is the splendid medieval Friary built by the Carmelites around the middle of the 13th century and restored in 1949.

The Museum of Kent Life and Cobtree Manor Park and Golf Course are nearby and there are a range of sporting and leisure facilities in the County town of Maidstone. For road commuting there is easy access to the M2 and M20 motorways connecting to the M25 as well as fast rail commuting links to central London from nearby train stations in Maidstone, Rochester as well as Ebbsfleet International station which provides an 18 min. service into London St Pancras as well as to Europe.

ACCOMMODATION

Refer to the floor plans of the property for layout and dimensions.

On the GROUND FLOOR there is a large open plan KITCHEN with breakfast bar and island and DINING AREA. A sliding partition allows the kitchen and dining area to be opened up to the SITTING ROOM which has a feature fireplace and a large picture window with a view to the rear garden. To the side there is a UTILITY ROOM off the kitchen as well as a CLOAKROOM. Off the sitting room there is another room currently used as an OFFICE but could be used for a further TV or games room.

On the FIRST FLOOR there are 4 bedrooms one with an ENSUITE bath and shower unit, a further FAMILY BATHROOM also with a shower.

EQUESTRIAN / SWIMMING POOL FACILITIES & OUTBUILD

Refer to the floor plans for layout and dimensions of the outbuildings.

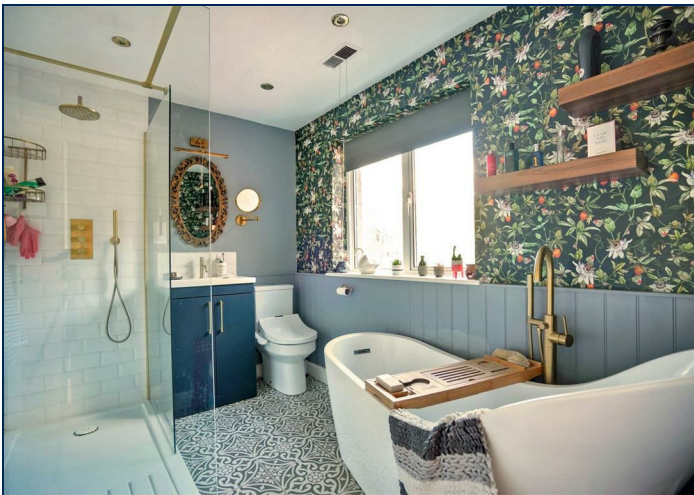
GARAGE - the garage which is off the driveway has been converted to an open plan office with further divided private working area. Within this area there is also a UTILITY ROOM.

To the rear of the property there is a full size SWIMMING POOL Pool, heated and with a tiles surround.

Further Pool Room and Summer House.

STABLES - The stable yard which is set away from the house but conveniently located near the rear garden is a yard with power and water laid on, concreted, 4 Loose boxes, Tack Room, further storage shed.





LAND & GROUNDS

There are five tiles and the site is approx 4.2 acres which include all the buildings and the track which runs down the side of the property and enables direct access to hacking out.

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: 1915sqft / 4 beds / 2 bathrooms / utility room Office / sitting room dining room / see attached floor plans.

PARKING: Off road, several cars / FLOOD RISK: No.

LOCAL AUTHORITY: Tonbridge and Malling / TAX BAND: F

EPC RATING: F 25/74 - Certificate number 6335-6825-8400-0889-920

Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES

HEATING: Oil central heating / SEWAGE: Mains WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent

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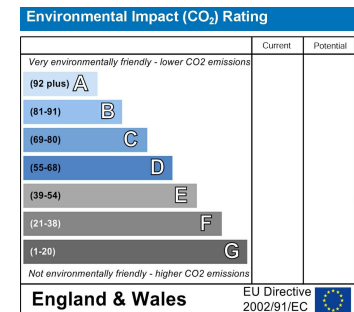
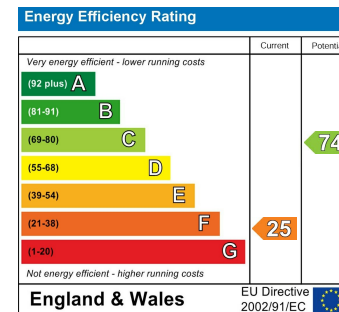
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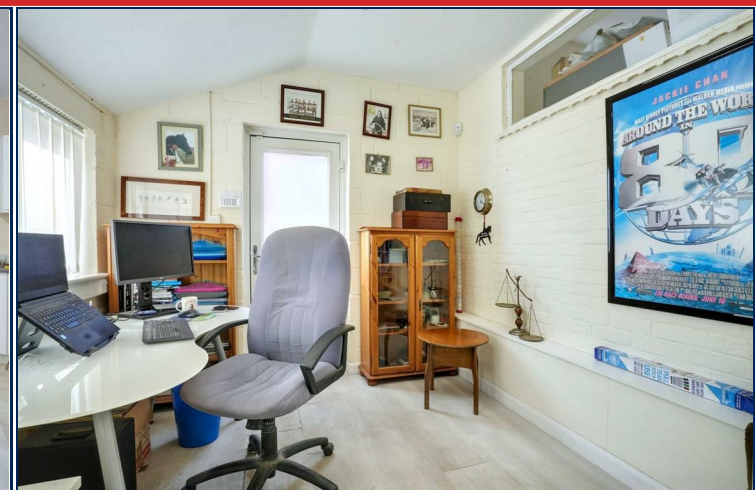
Guide price £1,300,000





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