



# EQUUS

*Country & Equestrian*



7 BELLE VUE





## 7 BELLE VUE, Coopers Lane, , Sellindge Ashford, Kent, TN25 6AH

Set off a lane with adjoining 1.76 acres (\*TBV) of paddocks and well organised equestrian complex, a charming recently refurbished attached 1 bedroom cottage (grade II listed) along with a brick-built garage with planning for conversion to a 2-room studio, and further barn plus garden room/home office/guest suite.

The Equestrian Facilities are accessed from the gated entrance drive to the cottage, with an additional gated access from Stone Hill Lane with a hard-standing drive leading to the L shaped stable block of 3 loose boxes of varying sizes and hay barn, all set on concrete with overhang and apron plus a fenced winter turn out area. There are 3 further large fenced paddocks and a recently installed " Mark Scott " 20m x 20m riding arena with wax/ fibre sand surface.

The cottage accommodation is deceptively spacious featuring an attractive large open plan living space to the ground floor creating a light and bright living and dining area with newly fitted corner wood burning stove. To one end is a modern kitchen with wooden work surfaces and wood flooring plus a utility room and separate downstairs cloakroom. A cellar houses the boiler and is a useful storage space. On the first floor there is spacious double bedroom with dual aspect and dressing room area, modern bathroom and landing area with a range of bespoke cupboards. Outside double gates lead from the lane to the front into a driveway and spacious parking area for several cars and trailers and horsebox ,with a detached garage .

A path then leads past the neighbouring property to the secluded cottage garden which opens up and wraps around the property with close boarded fencing to the perimeter offering a lovely private space with AI fresco dining area plus garden Room/Office which has a kitchenette area and shower room. NO FORWARD CHAIN.eip.

### LOCATION & AREA AWARENESS

The property is located on the outskirts of the village of Sellindge which has undulating countryside and is at the foot of the North Downs. The village has good local facilities including a primary school, church, sports club, village hall, farm shop and shopping for day to day needs. A comprehensive range of amenities can be found in Hythe, Ashford and Canterbury. Ashford designer Outlet is located at J9 off the M20. Canterbury and Folkestone enjoy a popular Arts and Culture scene with theatres, art galleries and various museums. There is an excellent variety of schools in the area in the state, grammar and private sectors. A high speed train service runs from London St Pancras to Ashford with a journey time of about 38 minutes. Trains to London Charing Cross and Cannon Street can be found at Sandling station. Eurostar trains are available from Ashford International with trains to Paris in about 1 hour 52 minutes. Le Shuttle in Folkestone has frequent services to Calais in

about 35 minutes. Access to London by road is via the M20 motorway, Junction 11a providing links to Gatwick and Heathrow airport and other motorway networks. There is hacking nearby on various trot rides and country lanes mainly.

### LAND & GROUNDS

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.

### AGENTS NOTE

There is a Public Footpath which splits and goes along the fence line of the paddock by the stables. There is also a legal right of way past the neighbouring property.

### 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](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>

### MATERIAL INFORMATION ,SERVICES & OUTGOINGS

TENURE: Freehold

PROPERTY TYPE: Detached Grade 11 Listed

PROPERTY CONSTRUCTION: Brick

NUMBER & TYPE OF ROOM/S: see attached floor plans.

PARKING: Private driveway parking for a number of vehicles

FLOOD RISK: Zone 1

TITLE NUMBER : TT20241

LOCAL AUTHORITY: Shepway Borough Council

TAX BAND: C

EPC RATING: Full ratings & advisories/estimated costs are





now online at the .gov web site:  
<https://find-energy-certificate.digital.communities.gov.uk/SERVICES>  
 HEATING: Oil  
 SEWAGE: Mains  
 WATER SUPPLY: Mains  
 ELECTRICITY SUPPLY: Mains  
 MOBILE COVERAGE see websites for more information

OUTBUILDING/S SERVICES:  
 WATER SUPPLY: Mains  
 ELECTRICITY SUPPLY: Mains

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#### 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)

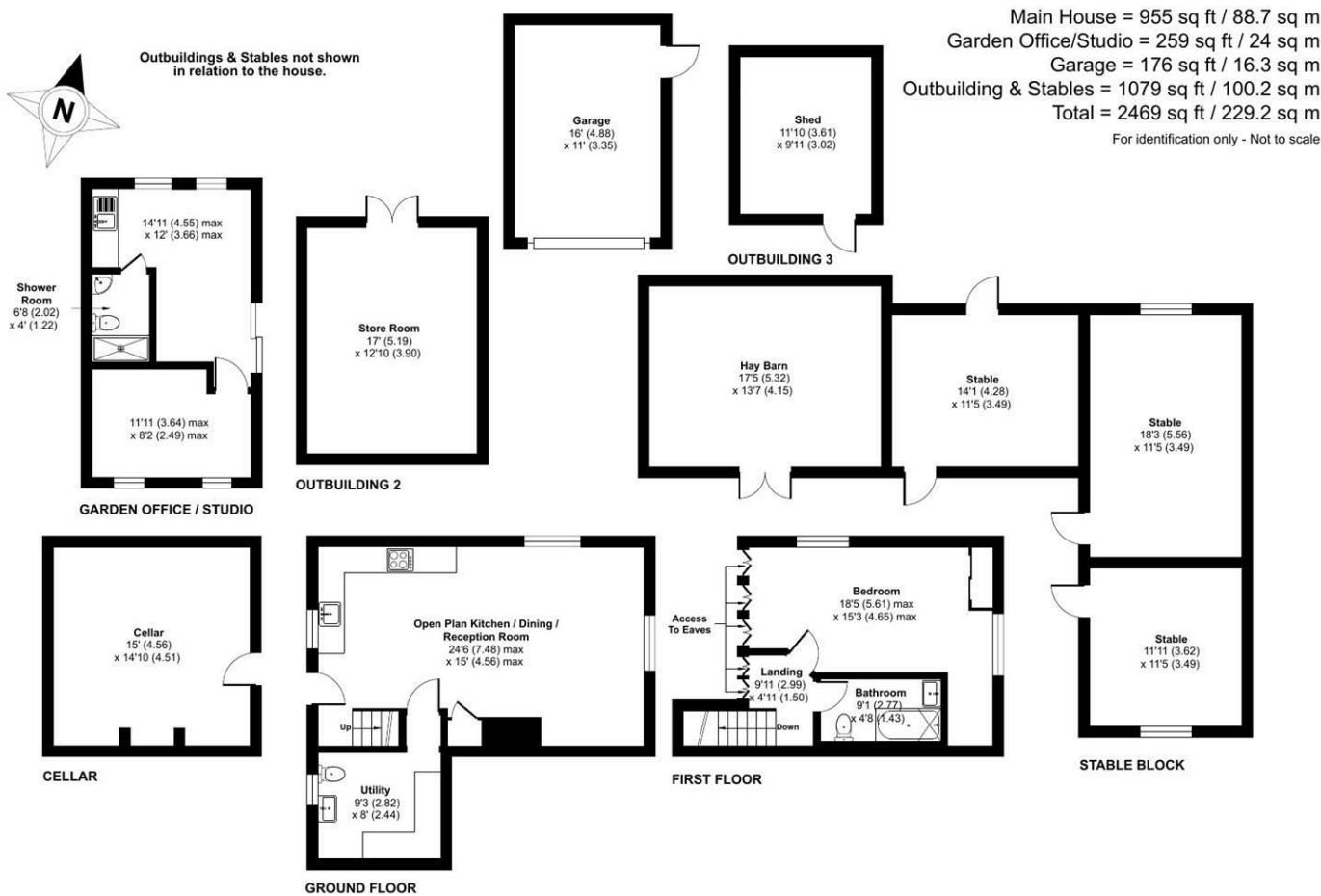
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**Guide price £650,000**





Main House = 955 sq ft / 88.7 sq m  
Garden Office/Studio = 259 sq ft / 24 sq m  
Garage = 176 sq ft / 16.3 sq m  
Outbuilding & Stables = 1079 sq ft / 100.2 sq m  
Total = 2469 sq ft / 229.2 sq m  
For identification only - Not to scale



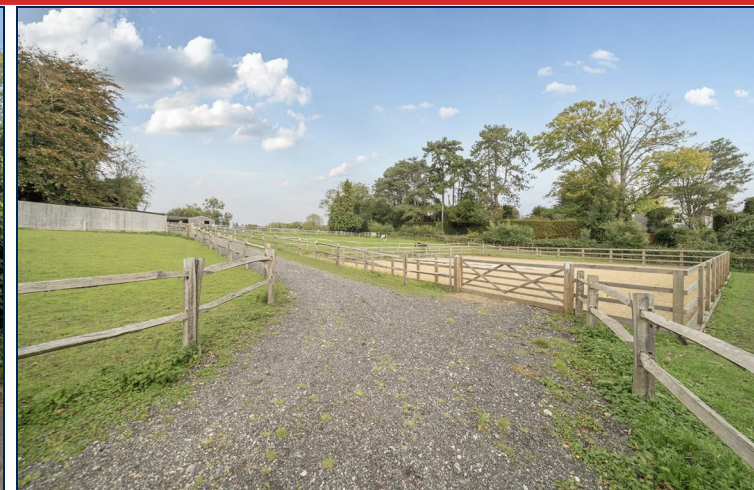
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 100       |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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