



EQUUS

Country & Equestrian



CRABB ORCHARD



CRABB ORCHARD, Lenham Heath Road, Lenham Heath Maidstone, Kent ME17 2BS

A spacious detached property offering versatile 4 bedroom accommodation, with potential to adapt to include an integral annexe, set in 2.77 acres (*TBV) with well organised equestrian complex: large National Stable block of 4 loose boxes, tack room plus home office (double glazed windows, electric convector heaters, telephone/broadband connected), two enclosed bark all weather turnout areas plus further enclosed concrete yard with feed room, hay shed and 5th loose box, post and railed 40m x 20m riding arena (professionally installed by Mark Scott with rubber surface) and 4 post and rail paddocks with automatic water connected.

The property is situated in a popular equestrian area surrounded by many walks and rides in the adjacent country side.

The main entrance is accessed off a lane through an electric automated five bar gate leading to a spacious parking area with garage. The accommodation has been refurbished and extended over the years and comprises of an Entrance Porch opening into an entrance hall, double aspect sitting room (inglenook fireplace & woodburning stove), and french doors opening out to the rear garden, superb open plan kitchen/dining/family room extending across the full rear aspect of the property with island and seating areas, feature part vaulted ceiling and bifold doors opening out to a patio. The 4 bedrooms are all double in size (two of which have en-suites) and there is also a family bathroom.

Outside there are secluded gardens to the front and rear with recently installed patio, ideal for alfresco dining. A secondary hardcore vehicle entrance leads off the lane to the stable yard to the rear with a parking area for a horse box/trailer and designated muck heap area.eip.

LOCATION & AREA AWARENESS

Located within the hamlet of Lenham Heath in a semi rural location,tucked away within its own grounds enjoying some privacy without isolation with views towards the open countryside and the North Downs in the distance.Lenham Heath is a rural hamlet within around 2 miles of the historic village of Lenham with its attractive square and useful selection of shops and services.The M20 can be conveniently reached and provides swift access via junction 8 or junction 9 at Ashford to London and Canterbury,Ashford,Dover and the Channel Tunnel at Folkestone. For rail commuting both Lenham and Charing stations are around 10 minutes driving distance and provide Mainline services to London with Ashford International around 7 miles away provides a High Speed service to London St Pancras in around 37 minutes as well as International services to Paris and Brussels.Both Lenham and Charing villages provide primary schools. A mixed secondary school is also found in Lenham, with grammar schools situated in Maidstone & Ashford. The nearest well known private school is located in Sutton Valence - with several others further afield.The County Town of Maidstone is around 12 miles to the north-west with an extensive range of shops and leisure facilities. Lenham Heath is surrounded by many walks and rides in the adjacent country side.

ACCOMMODATION (see floor plan for full details)

The single storey property has been extended across the rear of the property to create a large spacious family home of around (2184 sq.ft.

Front door leads into Enclosed Porch : with windows to each side, fitted box seating with storage area and a ceramic tiled floor through to the Entrance Hallway: with hatch to loft space with rooms leading off & to the rear of the property.

SITTING ROOM : a delightful dual aspect room with double glazed windows including bay window to the front and views over the front garden and French doors to the end which open out to the grounds. This room features a mellow brick inglenook fireplace complete with bressumer style beam and raised brick hearth with wood burning stove.

There are 4 bedrooms consisting of - **DOUBLE BEDROOM**: bay window to front with built in storage cupboard.

DOUBLE BEDROOM: chimney breast and window to side.

FAMILY BATHROOM : paneled bath tiled with shower screen and electric shower, vanity unit washbasin with cupboards below and WC with roof lights.

PRINCIPAL BEDROOM SUITE: double bedroom with window to the side overlooking the stables adjoining En Suite Shower Room with double shower, vanity unit was basin and low level and adjoining Dressing Room.

A further **DOUBLE BEDROOM** has views over the rear garden and modern **EN SUITE SHOWER ROOM**. Across the rear of the property, and installed in 2022, is an excellent **KITCHEN/DINING/FAMILY ROOM**: a wonderful light spacious family room with large island and seating areas, part vaulted ceiling, feature beams and bi fold doors leading out to the rear garden. The kitchen has a range of modern wall and base cupboards and a range cooker with hood over, fridge ,dishwasher, Quocker hot tap. Useful built in storage cupboard and Utility Room with sink.

EQUESTRIAN FACILITIES

The stable yard is gated and situated to the side of the property at the lower end of the garden and adjacent to the paddocks.

There is a large National Stable block comprising **OFFICE** : with dual aspect,double glazed windows,electric convector heaters,telephone/broadband connected.

TACK ROOM,4 **LOOSE BOXES** of varying sizes and has power,electric,water and drainage on the yard, with 2 adjoining fenced **BARK PENS** pens.

Adjacent is a purpose built chicken coup.

Directly behind the stables is the **RIDING ARENA** (40m x 20m) professionally installed with rubber surface by "Mark Scott". 4 post and rail paddocks are located to the side and rear of the house and with easy gated access from the stables,electric fencing is installed with automatic waterers in all paddocks. There is an independent vehicle entrance from the lane which comes in behind the stable yard with a part hard standing & grassed parking area and storage space for muck heap /trailer.

THE GARDENS

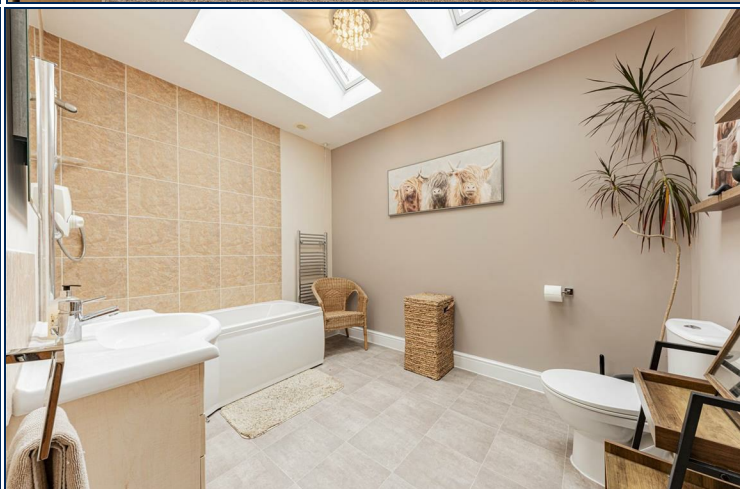
The entrance to the property is via a tarmacadam driveway and automated timber framed five bar gate which leads onto generous parking and turning area flanked by trees and leading to a Detached Garage with up an over door and side log store and store room to the rear. A gated access leads to the left of the front of the bungalow.. The front gardens are laid to lawn interspersed with variety of trees and then screened from the lane by an established boundary of shrubs and trees. The rear garden is laid to lawn on two levels and wraps round the other side of the property. There are views over undulating fields towards the North Downs.

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



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MATERIAL INFORMATION & SERVICES

TENURE: Freehold
 PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: Brick
 NUMBER & TYPE OF ROOMS: 4 bedrooms / 3 shower and bathrooms / 2 reception rooms refer to the attached floor plans.
 PARKING: Mains drainage/ multiple off road parking for cars & equestrian transport
 LOCAL AUTHORITY: Maidstone Borough Council / TAX BAND: F
 EPC RATING: E 41/84 - Certificate number 0567-2805-6324-9696-8985
 Full ratings & advisories/estimated costs are now online at the .gov web site:
<https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES: Mains water & electricity, Septic tank drainage, oil fired central heating, Calor gas supply for cooking.
 TAX BAND: F
 EPC RATING: E
 Agents Note: There is public footpath which runs through one of the paddocks.

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

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VIEWING ARRANGEMENTS

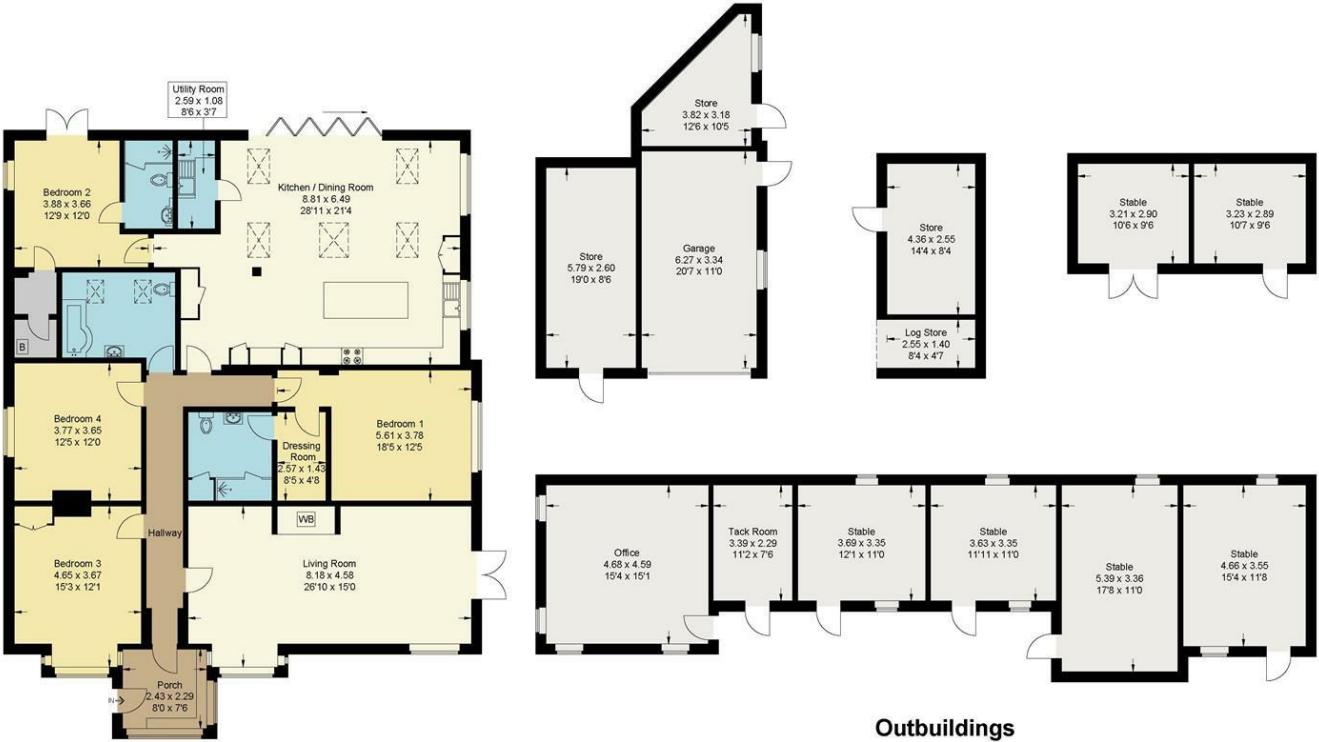
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Guide price £995,000



Crabb Orchard, Lenham Heath

Approximate Gross Internal Area
198.67 sq m / 2138.46 sq ft
Outbuildings = 170.66 sq m / 1836.97 sq ft
Total = 369.33 sq m / 3975.43 sq ft

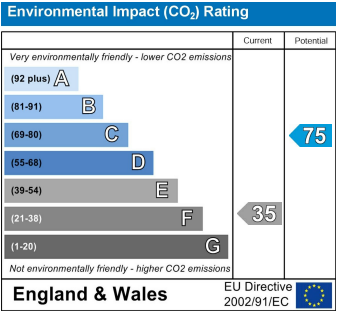
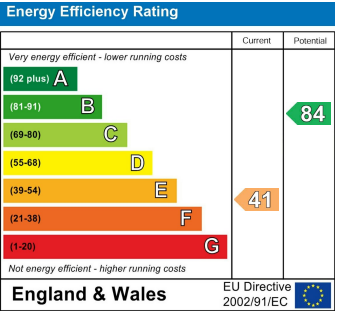


Ground Floor

Outbuildings

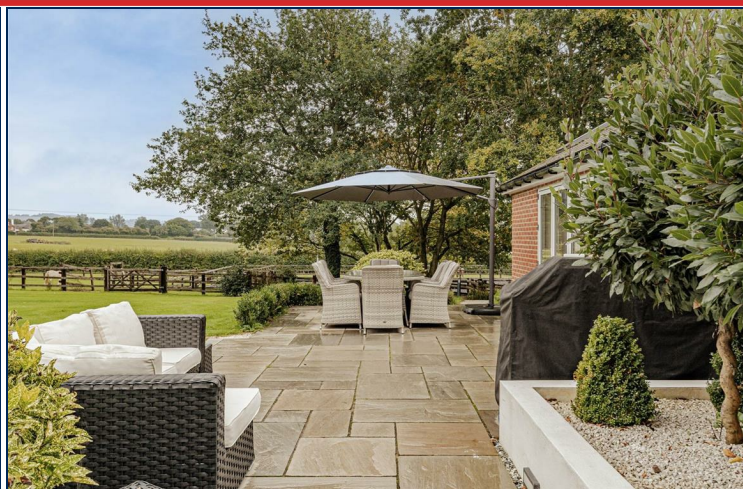
(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale



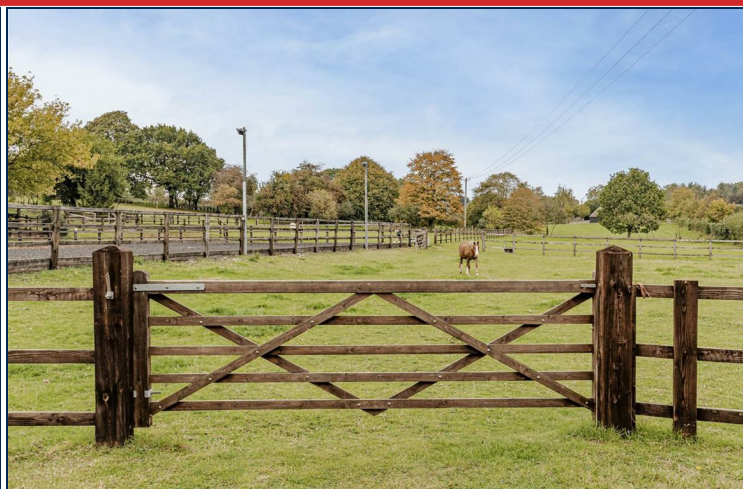
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