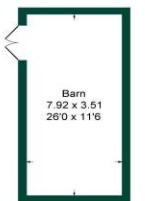


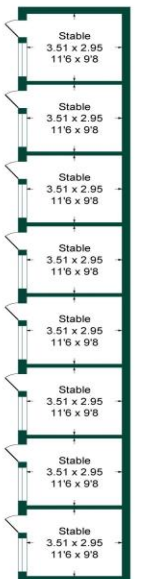


**The Needies, Otford Lane, TN14**

Approximate Gross Internal Area = 164.9 sq m / 1775 sq ft  
 Stables = 108.9 sq m / 1172 sq ft  
 Garage = 62.1 sq m / 669 sq ft  
 Outbuilding = 27.7 sq m / 229 sq ft  
 Total = 363.7 sq m / 3916 sq ft



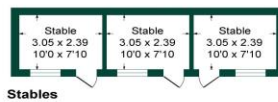
Outbuilding



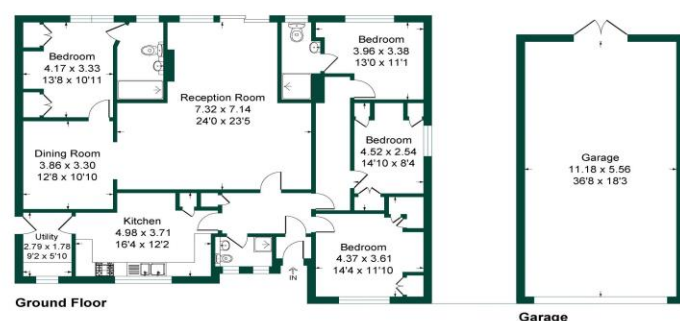
Stables



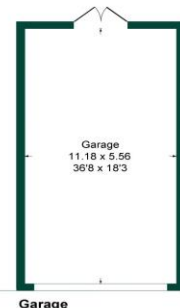
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		



Stables



Ground Floor



Garage

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Produced By Planpix



'The Needies' is an exceptional equestrian property comprising of a spacious 4 bedroom detached bungalow with formal gardens, leading to a large sand school area with up to 12 stables, dry barn, 4 large paddocks, all with easy access and situated in approximately 4 acres. The property has been very well maintained by the present seller and would present a very unique opportunity for a buyer with equine interests. In addition there is a 4 car garage and private road access to the paddocks. Rarely available, your earliest viewing would be very highly recommended.

Local Authority: Sevenoaks  
Council Tax Band: G

