



# EQUUS

*Country & Equestrian*



NEWHAVEN FARM



## NEWHAVEN FARM, Grave Lane, Tonbridge, Kent TN12 0JP

Two detached dwellings situated in 4.6 acres (\*TBV) of grounds & paddocks with excellent equestrian facilities and substantial barns/outbuildings. This unique dual 'accommodation' property is immaculately presented 'inside and out' and occupies a private countryside location in easy reach of Staplehurst village, with rail station to London, set in the desirable Cranbrook School Catchment area.

A long private driveway leads to the two residences, the principal dwelling being 4 bedrooms and the second dwelling being 2 bedrooms - both enjoying spacious surrounding grounds.

The equestrian setup comprises: Stable yard with three loose boxes, tack room & Feed room, Recently installed all weather manege and several post and rail paddocks.

There are also two substantial barns and a workshop one of which offers covered horsebox storage. For those with competitive equestrian interests Duckhurst indoor show centre is in short hacking distance and for extensive off road riding Bedgebury Forest is around 15 minutes by horsebox.eip

### LOCATION & AREA AWARENESS

The property is located along a country lane less than a mile from the heart of the popular village of Staplehurst which offers a very good range of amenities serving everyday needs including shops, post office, health centre, pharmacy, pubs and primary school. Nearby are the beautiful Wealden villages of Goudhurst and Sissinghurst, well known for ancient churches, National Trust properties, period buildings, inns and restaurants. Further amenities can be found at the larger centres of Cranbrook and Tunbridge Wells. Staplehurst train station is only just over a mile away, easily accessible by a short drive or approximately 10 minute walk, and offers regular services to London Bridge, Charing Cross and Cannon Street.

There is an excellent choice of schooling in the area, in both the state and private sectors, and the property lies within the Cranbrook School Catchment Area. Other notable schools include Dulwich Preparatory in Cranbrook, St Ronan's at Hawkhurst, Benenden School, Bethany in Goudhurst, Sutton Valence, Somershill at Tonbridge and, somewhat uniquely, we understand the house is currently in the catchment area for grammar schools in Maidstone, Tonbridge, Tunbridge Wells and Sevenoaks.

### ACCOMMODATION-MAIN HOUSE

Refer to the plans online and in the brochure for dimensions and shape.

#### MAIN RESIDENCE - GROUND FLOOR

Very well maintained and presented throughout the interior, extended on two occasions but the current owner.

**KITCHEN** - Large kitchen with assorted low level and high level kitchen units, built in dishwasher, fridge freezer, feature recessed space for Range Cooker, currently with Gas hob.

**HALLWAY** - With doors leading to sitting room. with a feature large fireplace with woodburning stove.

**DINING ROOM** - Currently with a table to seat 6 people, but could easily accommodate seating for 12.

**SITTING ROOM** - With a feature large fireplace including a woodburning stove, doors leading out to the side and rear garden.

**BEDROOM 4** - Currently used as an office.

**UTILITY ROOM** - Large utility room with base units, space for washing machine/tumble dryer under



counter, sink and draining board. Cloak room with WC and wash hand basin. Large built in coats cupboard. Rear door leading out to side and rear gardens.

#### FIRST FLOOR

**BEDROOM 2** - with en-suite shower/WC and wash hand basin. Further built in cupboard.

**Bedroom 1** - Built in cupboards, WC, Bidet, wash hand basin.

**FAMILY BATHROOM** - Fully tiled with roll top cast iron bath, WC, vanity unit with wash hand basin.

**BEDROOM 3** - Window overlooking the driveway.

#### SECONDARY PROPERTY - ROSEMOUNT

Refer to the plans online and in the brochure for dimensions and shape.

#### SECONDARY DWELLING - ROSEMOUNT

This property is detached and is located in close proximity to the Main Residence. There are TWO BEDROOMS, one of which is a double bedroom with dual access to the bathroom and main sitting area. The KITCHEN is well equipped with eye and base level units, spaces for washing machine, tumble dryer, dishwasher. The SITTING ROOM is very large and is entered via an INNER PORCH. The BATHROOM is also very large and has a separate bath and shower unit, plus WC and wash hand basin.

#### EQUESTRIAN FACILITIES & OUTBUILDINGS

Refer to the plans online and in the brochure for dimensions and shape.

**STABLES** - Timber American Barn with 2 large internal stables. Four windows, all on concrete base, with further concrete apron leading to a secure all weather turnout area, and five bar gate leading into a riding arena.

**OUTDOOR RIDING ARENA** - 20m x 38m all weather mark scott sand and fibre surface, all post and railed.

**HAY STORE** - Block built on concrete floor, with up and over door, power connected.

**WORKSHOP/BARN** - Large timber built barn on concrete floor with shelving to the rear, with lighting and power. Two large doors, total square footage approximately 800sqft.

**OPEN PLAN GARAGE** - Three bay parking area with block concrete floor, power/lighting, height suitable for horse box parking. Further workshop/tool store also on brick floor to end of building.

**GREENHOUSE AND POTTING SHED** - Assorted raised beds, with potting shed, timber framed, tin sides, concrete floor.

**PERGOLA** - A bespoke recently built timber Pergola located to the front of the property with access directly to the sitting room.

**CHILDS LARGE TIMBER CLIMBING FRAME** - With swings and various levels to climb.

#### LAND & GROUNDS

The whole grounds are 4.65 acres (\*TBV) this is the total includes the house, gardens, outbuildings etc. The ground is level throughout.

**AGENTS NOT** - To the rear of the paddock is a public footpath, this is not used heavily and does not come close to the equestrian facilities or the house or the garden/s. used very much.

\*The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.







#### MATERIAL INFORMATION & SERVICES - MAIN HOUSE

TENURE: Freehold / PROPERTY TYPE: detached / PROPERTY CONSTRUCTION: brick / NUMBER & TYPE OF ROOMS: 4 beds, 3 bathand or shower, 2/3 recs: see attached floor plans. PARKING: Multiple off road and covered large vehicle / FLOOD RISK: No LOCAL AUTHORITY: Maidstone / TAX BAND: F EPC RATING MAIN HOUSE: E 49/65 Certificate number 3200-5910-0422-8621-3563. 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: Private treatment plant clear water system / WATER SUPPLY: Mains/ ELECTRICITY SUPPLY: Mains

#### MATERIAL INFORMATION & SERVICES - SECOND DWELLING

PROPERTY TYPE: Detached PROPERTY CONSTRUCTION: Brick pitched tiled roof / NUMBER & TYPE OF ROOMS: 2 beds, sitting room, bathroom, kitchen: see attached floor plans. LOCAL AUTHORITY: Maidstone / TAX BAND: B EPC RATING 2nd DWELLING: D 64/68 - Certificate number 8736-1825-2600-0803-2222. Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/> SERVICES HEATING: Oil separate boiler / SEWAGE: shared with the main house / WATER SUPPLY: mains via main house / ELECTRICITY SUPPLY: mains METERED via main house

#### 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](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>

#### 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)

DISCLAIMER: All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property.

By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.

#### DISCLAIMERS

##### DISCLAIMERS

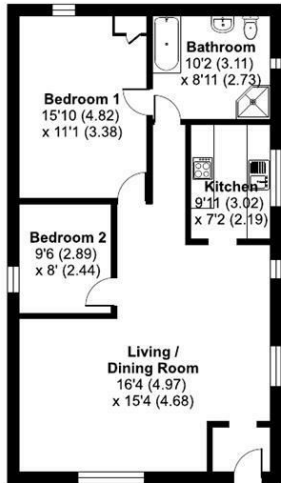
1. These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Equus International Property Ltd in the particulars as being factually accurate about the property, its condition or its value. Neither Equus International Property Ltd nor any joint agent has any authority to make any representations about the property, any information given is entirely without responsibility on the part of Equus International Property Ltd.
2. Please note that the material information is provided to Equus International Property Ltd by third parties and is provided here as a guide only. We advise you to confirm the details of any such material information prior to any offer being submitted. We will use reasonable endeavours to update if there are changes as soon as practical.
3. The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
4. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
5. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
6. VAT may be payable.



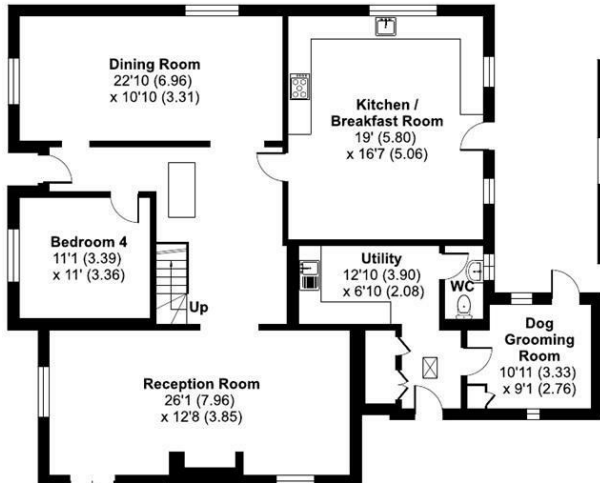
**Guide price £1,290,000**



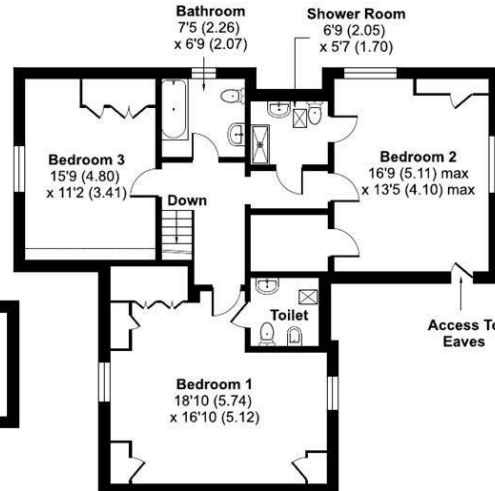
Main House Approximate Area = 2555 sq ft / 237.3 sq m  
 Limited Use Area(s) = 13 sq ft / 1.2 sq m  
 2nd Dwelling = 862 sq ft / 80 sq m  
 For identification only - Not to scale



2ND DWELLING



MAIN HOUSE GROUND FLOOR



MAIN HOUSE FIRST FLOOR



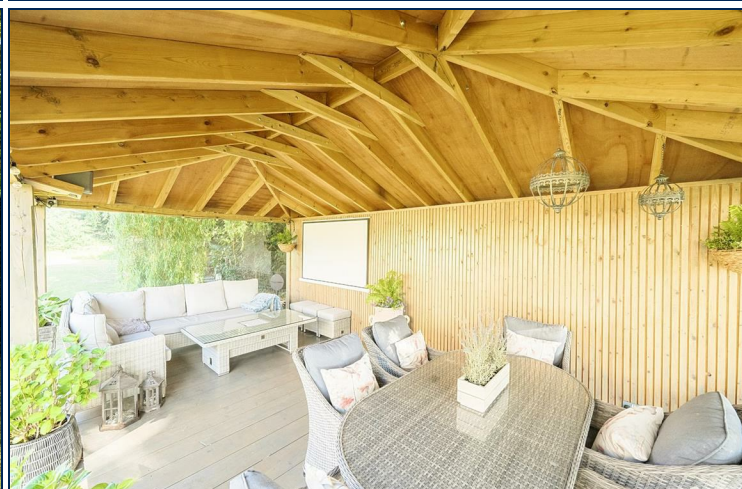
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Equus Property. REF: 1465531

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

PROPERTYMISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained. We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



[www.equusproperty.co.uk](http://www.equusproperty.co.uk)

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



[www.equusproperty.co.uk](http://www.equusproperty.co.uk)

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



A member of



UKLAND and  
FARMS.co.uk

