EQUUS

Country & Equestrian



FRITH COTTAGE











FRITH COTTAGE, Dean Street, East Farleigh Maidstone, Kent ME15 0PR

Nestled within the charming village of East Farleigh, set within approximately 5.5 acres (*TBV) this impressive attached converted coach house dating back to the 1800s (unlisted) and offers an exceptional combination of characterful family living with excellent equestrian facilities and further development potential.

EQUESTRIAN
The equestrian facilities are well arranged and include three paddocks of varying sizes, each fitted with water troughs (not currently connected). A substantial stable block provides four corner stables and three internal stables, complemented by a large open hay barn. An outdoor riding arena with a Reigate sand and fibre surface (approx. 40m x 20m) completes the equestrian offering. The stables benefit from direct access from the main driveway, with ample parking available for multiple vehicles, horseboxes, and trailers both by the stables and along the main drive.

The accommodation extends to approximately 2,322 sq. ft., blending historic charm with modern conveniences and featuring a wealth of character throughout, including exposed beams. The ground floor comprises a well-appointed country-style kitchen with an integrated modern electric Aga, an adjoining porch/boot room, and a separate utility room. There is a spacious double-aspect sitting room with an impressive exposed brick fireplace, alongside a formal dining room and a cosy snug/TV room. A downstairs cloakroom completes the ground floor accommodation.
To the first floor are four generously proportioned bedrooms served by two modern bathrooms, one en suite, offering comfortable and flexible family living. An outbuilding within the courtyard close to the house provides potential for conversion into an annex, subject to the necessary planning.

SITUATION & LOCATION
Enjoying a peaceful rural setting, the property is ideally positioned within easy reach of the sought-after villages of Coxheath and East Farleigh. Both villages offer a selection of everyday amenities, including traditional public houses, well-regarded primary schools, and local convenience stores, all within approximately 1.5 miles.
The surrounding countryside provides beautiful walks directly from the doorstep, while Maidstone town centre is close at hand, offering an extensive range of shopping, dining, leisure facilities, and a retail outlet. The area also benefits from picturesque river and footpath walks, creating an ideal balance between town and country living.
Excellent transport links are available, with convenient access to the M20, Maidstone town centre, and East Farleigh railway station, which offers direct services to London. A range of primary, secondary, and Montessori schools are also located nearby, making this an exceptional location for families seeking village charm combined with modern convenience.

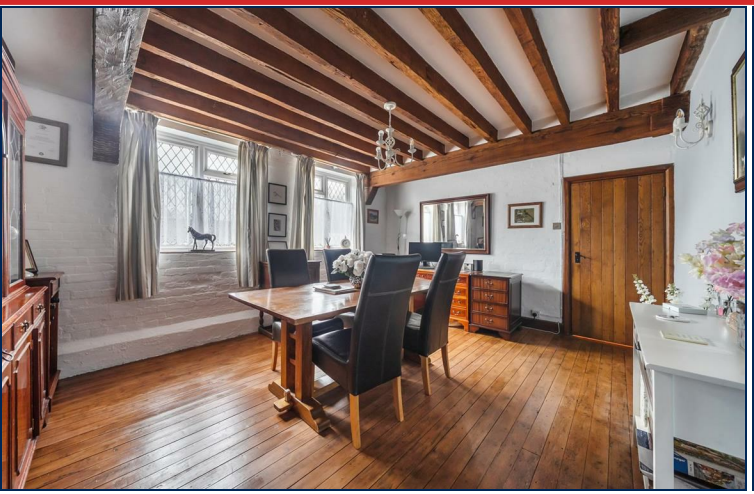
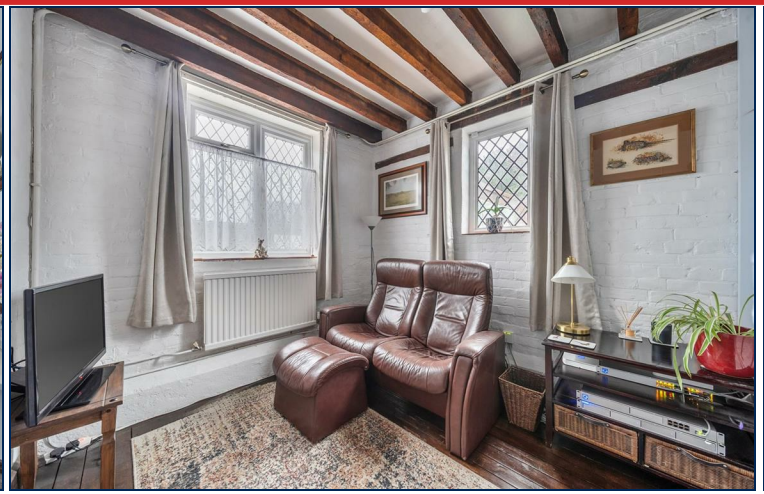
OUTSIDE - LAND & GARDENS
The gardens and grounds, extending to approximately 5.5 acres (*TBV), are a particular highlight, enjoying a sunny south-westerly aspect with far-reaching views across the rear paddocks and open countryside towards Maidstone. Immediately behind the house is an attractive, landscaped courtyard garden featuring seating areas, covered pergola archways, and a small pond set into one corner. The grounds and paddocks are bordered by an abundance of mature trees and shrubs, providing excellent privacy and a delightful rural setting.
A gated driveway leads from the main road to a generous parking area before continuing on to the paddocks and stables beyond, completing this highly versatile and appealing country property.
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.

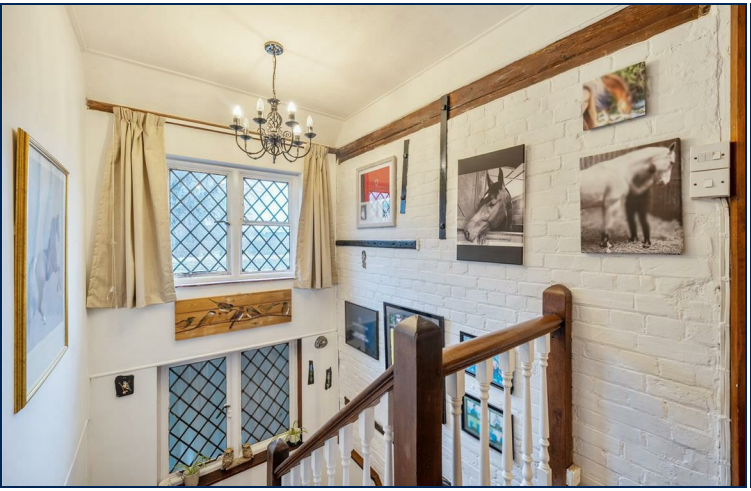
MATERIAL INFORMATION
TENURE: Freehold
PROPERTY TYPE: Attached Main House
PROPERTY CONSTRUCTION: Brick
NUMBER & TYPE OF ROOM/S: see attached floor plans.
PARKING: Ample Parking on side driveway and by stables
FLOOD RISK: Zone 1
TITLE NUMBER/S: K461040 /K254118
LOCAL AUTHORITY: Maidstone Borough Council
TAX BAND: E
EPC RATING: Full ratings & advisories/estimated costs are now online at the .gov web site:
https://find-energy-certificate.digital.communities.gov.uk/
CCTV is available by seperate negotiation

SERVICES & OUTGOINGS
HEATING: Oil
SEWAGE: Mains Drainage
WATER SUPPLY: Mains
ELECTRICITY SUPPLY: Mains
OFCOM - Mobile & Broadband
BROADBAND – Super Fast Fibre to property
Download : 900 Mbps / Upload 900 Mbps – also see useful website links.
MOBILE COVERAGE
Current Indoor – Sky & BT- also see useful website links.
Outdoor – Sky & BT - also see useful website links.

OUTBUILDING/S SERVICES:
SABLES - WATER SUPPLY: Mains from house ELECTRICITY SUPPLY: Mains from house
POTENTIAL ANNEXE SERVICES
PROPERTY TYPE: Detached

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PROPERTY CONSTRUCTION: Brick
NUMBER & TYPE OF ROOM/S: see attached floor plans.
SERVICES
HEATING: Calor Gas
SEWAGE: Connected to main house
WATER SUPPLY: Connected to main house
ELECTRICITY SUPPLY: Connected to main house

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

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
W: www.equusproperty.co.uk

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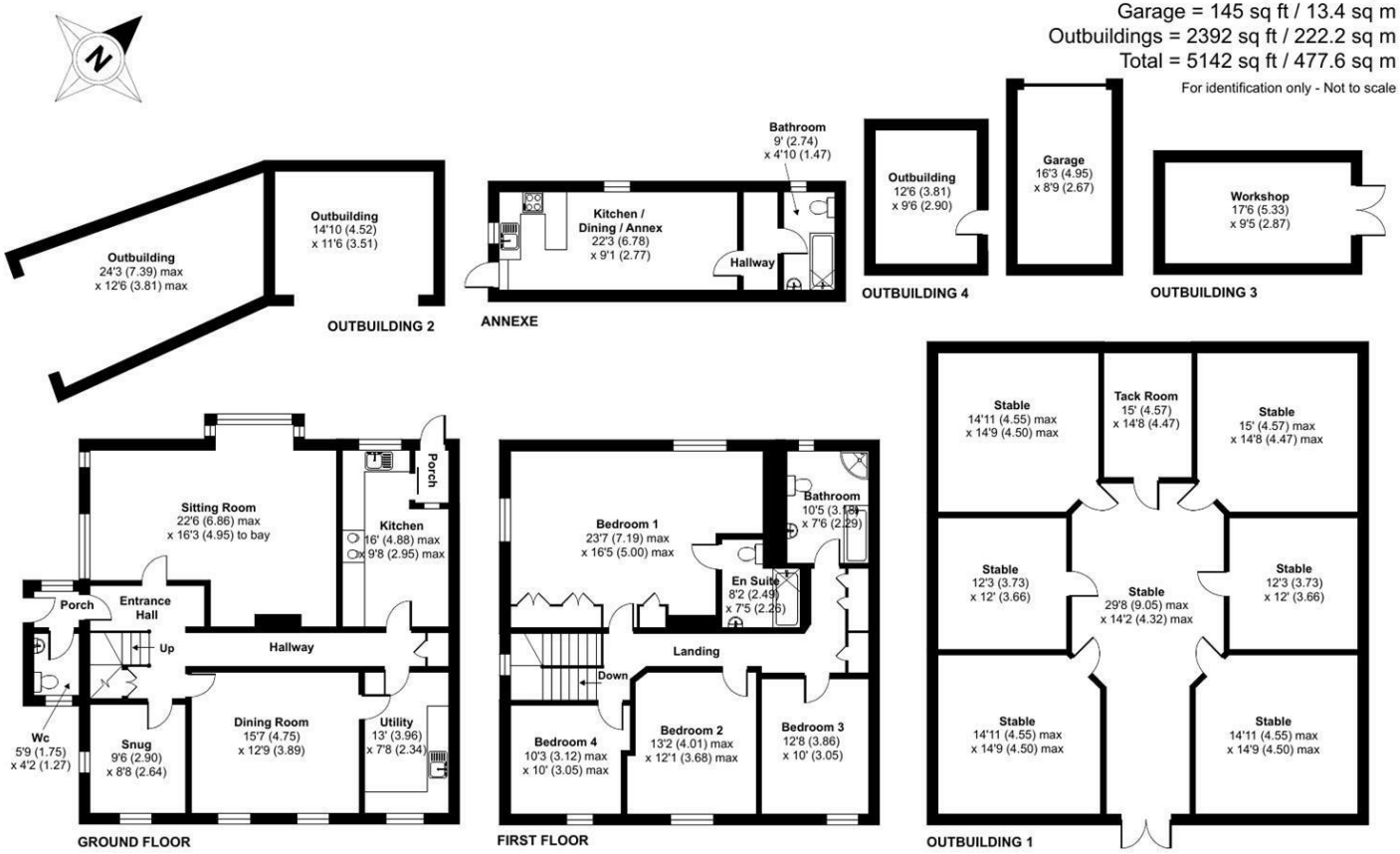
Guide price £950,000







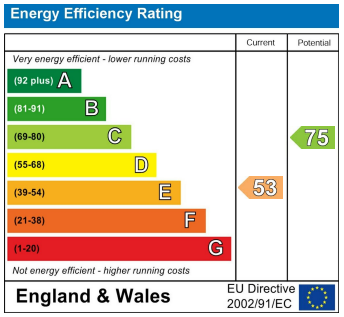
Main House = 2322 sq ft / 215.7 sq m
Annexe = 283 sq ft / 26.2 sq m
Garage = 145 sq ft / 13.4 sq m
Outbuildings = 2392 sq ft / 222.2 sq m
Total = 5142 sq ft / 477.6 sq m
For identification only - Not to scale

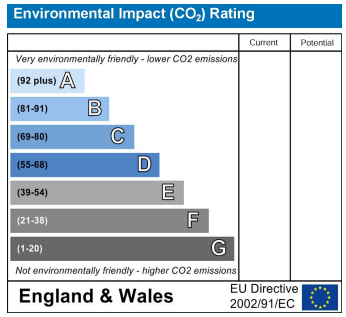


Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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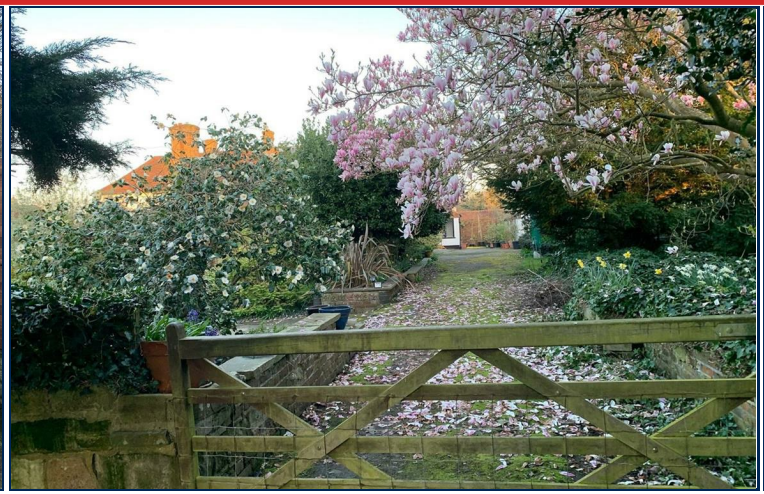






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