

~ S J M ~
Steven J Moore

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ESTATE AGENTS

GYMINGE BROOK COTTAGE

GIBBONS BROOK | SELLINDGE | TN25 6HL



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'EQUESTRIAN NON-LISTED PERIOD SEMI-DETACHED PROPERTY

STANDING IN AROUND 2.8 ACRES'

ACCOMMODATION

GROUND FLOOR

- KITCHEN • SNUG/THIRD BEDROOM • LIVING ROOM • DOWNSTAIRS CLOAKROOM •

FIRST FLOOR

- MASTER BEDROOM • BATHROOM • SECOND BEDROOM •

OUTSIDE

- SHED • STORE • FIVE STABLES • FOALING STABLE • TACK BARN • HAYBARN •

PROPERTY

Gyminge Brook Cottage is a wonderfully presented equestrian property standing in around 2.8 acres (tbv) including two paddocks, five stables, foaling stable, a haybarn all situated at the very end of a country lane, enjoying complete privacy.

The semi-detached non-listed period property exudes character believed to date back to the early 1800's and retains features such as beamed ceilings, period flooring, oak doors and exposed brick, whilst the exterior has the benefit of renewed solid oak weatherboarding.

The accommodation includes a superb main reception room, almost 30ft in length, with three sets of double doors, wooden floor and wood burning stove. In addition there is a further beamed reception room with open fire which has been used as a bedroom in the past, snug with quality tiled floor and wood burning stove, kitchen and cloakroom to the ground floor.

The first floor provides a master bedroom with original floor boards, further bedroom and bathroom with claw foot bath.

Outside the cottage has a lovely formal garden with lawned areas, mature shrubs, patio areas and working well. Next to the garden is the extremely well maintained stable complex with five standard stables, foaling stable, generous hay barn and tack room.

To the rear of the cottage is a paddock of around one acre and the paddock to the front provides an additional area of around 0.7 acres and woodland beyond which is within

Please note the owners just installed a sewage treatment system that complies with all the latest regulations.

SERVICES

Private drainage system, mains electricity and water.

COUNCIL TAX BAND

Tax Band C

DIRECTIONS

Please call our office for directions to the property.

LOCATION

This property is situated in the rural village of Sellindge within walking distance of local CoOp/Post Office, village hall, doctor's surgery, primary school and sports/social club, providing plenty of activities, including bowls and tennis. The property is close to popular village pubs and within easy access of local transport links. The nearby market town of Ashford offers a range of facilities, such as supermarkets, secondary schools, leisure facilities, cinema and restaurant complex and Designer Shopping Outlet. The International Station at Ashford has high speed rail link to St Pancras, London (37mins) and the Channel Tunnel Terminal and the M20 are reached in just 10 mins. The coastal towns of Hythe and Folkestone and the Cathedral City of Canterbury are all just a short drive away.







Gyminge Brook Cottage, Gibbons Brook, Sellindge, Ashford

