



EQUUS

Country & Equestrian



ILEX COTTAGE

ILEX COTTAGE, Temple Way, Worth, Deal, Kent CT14 0DA



REDUCED PROCEEDABLE BUYERS ONLY TO VIEW - A well presented spacious detached farmhouse (circa 1800s) boasting 6 double bedrooms (4 en suite) and 3 generous reception rooms, privately set 2.62 acres (*TBV of gardens and adjacent paddocks and stables. This superb family home enjoys a charming semi-rural location at the end of a long private drive set on the outskirts of Worth village and around 1 mile from the historic Cinque Port town of Sandwich with the renowned Royal St Georges golf course and superb hacking and walking options around Sandwich Bay and nearby bridle paths.

SITUATION & LOCATION

The property is in the attractive and picturesque village of Worth and offers an appealing blend of rural tranquility and convenient access to nearby towns just a short distance from the historic seaside town of Deal and the charming Cinque Port town of Sandwich. Worth provides residents with the perfect balance of countryside living and modern convenience. The village is well-served by local amenities, including two popular pubs — The St Crispin Inn and The Blue Pigeons — both known for their welcoming atmosphere and quality dining. Families are well catered for, with Worth Primary School at the heart of the village, offering a nurturing learning environment, while a wider selection of both primary and secondary schools can be found in Deal and Sandwich. Transport links are good with nearby train stations in Deal and Sandwich providing direct services to London, Canterbury, and beyond making the location an attractive option for commuters seeking a peaceful retreat and for families and retirees alike.

The accommodation comprises: Ground floor - entrance conservatory, sitting room (wood burning stove) adjoining family room, large modern kitchen/breakfast room, double bedroom with en-suite, cellar and games room. First Floor - 5 double bedrooms (3 en suite) plus a family bathroom and separate WC. Outside there is a secluded fenced garden to the rear accessed from the kitchen.

LAND

The whole acreage at the location extends to around 2.62 acres (*TBV) and sits on two land registry titles. The house and gardens and stables on 0.68 acres (*TBV) and paddocks of 1.95 acres (*TBV) (which is accessed over a footpath by the side of the house which the vendors have a legal right of access)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

A private driveway to the house leads through automated gates creating an impressive approach with 2 small fenced paddocks to one side including a field shelter and a feature expanse of lime trees lining the opposite side of the drive. There is ample parking by the house for several vehicles and horsebox plus a three bay open fronted cart lodge garage. To the rear is a timber stable block inc: 2 loose boxes and a tack room plus a detached double garage/haybarn and dog kennel. The paddocks extend to around 1.85 acres (*TBV) and are located to the side of the house on the other side of a track. Within the curtilage of the pasture land there is a further detached double garage (part converted into a dog room) and parking area. N.B. There is space to add a riding arena at the location (subject to planning permissions).





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: Detached
PROPERTY CONSTRUCTION: Brick
NUMBER & TYPE OF ROOM/S: 6 double bedrooms/4 en suite / 3 receptions including conservatory/cellar-see attached floor plans.
TITLE PLANS : K624362/K833030
PARKING: Multiple off road
FLOOD RISK: Flood Zone 1 - Low Risk
LOCAL AUTHORITY: Dover District Council
TAX BAND: G
EPC RATING: D 66/95 - Certificate number 7235-0127-7400-0469-8226
LAND REGISTRY TITLES : K833030/K624362

SERVICES & OUTGOINGS

HEATING: Mains Gas
SEWAGE: Septic tank
WATER SUPPLY: Mains with Water Meter
ELECTRICITY SUPPLY: Mains
BROADBAND: see useful website links.
MOBILE COVERAGE: see useful website links.

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
<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

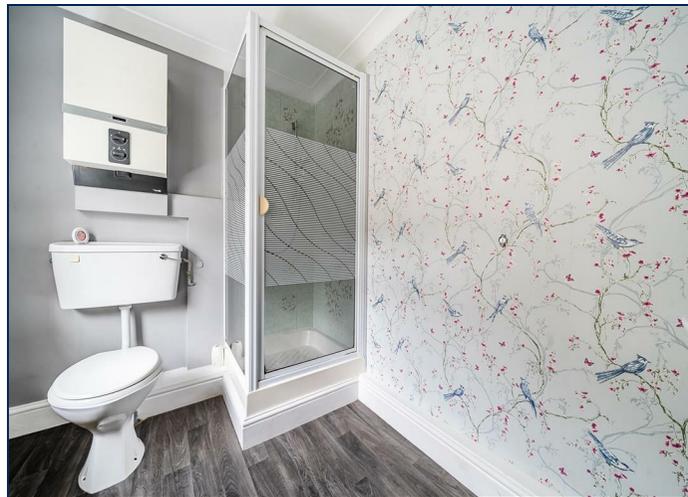
E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

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Guide price £800,000



Main House = 2797 sq ft / 259.8 sq m
 Garage = 827 sq ft / 76.8 sq m
 Outbuildings = 982 sq ft / 91.2 sq m
 Total = 4606 sq ft / 427.8 sq m
 For identification only - Not to scale



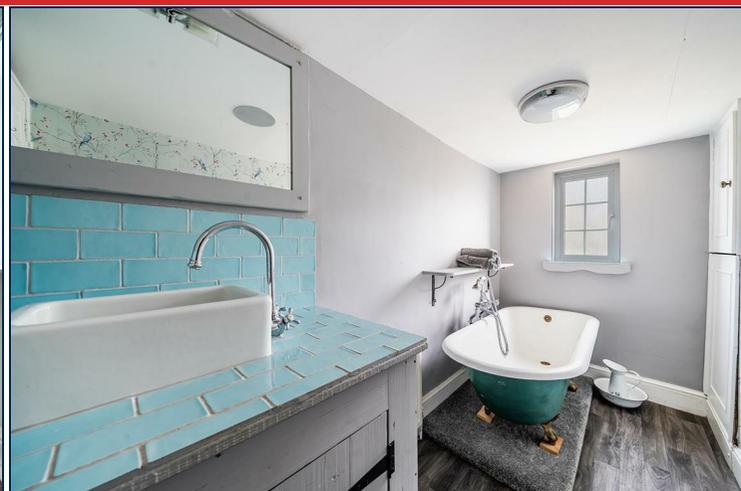
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Equus Property. REF: 1262590

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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