



EQUUS

Country & Equestrian



HURSTWOOD PADDOCKS



HURSTWOOD PADDOCKS, Shirley Grove 15a, Tunbridge Wells, Kent TN4 8TL

Totally unique and very well located equestrian family home with 3.23 acres (*TBV) of pasture/gardens, including a self contained stable yard plus 20m x 40m RIDING ARENA (sand/rubber surface), tack room, tractor store, feed room & hay store with power/water connected to whole.

Occupying a truly unique semi-rural location situated on the fringes of Tunbridge Wells in a popular residential area, the property is a short walk from local shops/amenities and bus routes - ideal for those wanting easy access to excellent schooling & rail commuting to London.

The house itself is situated at the end of a cul-de-sac of properties with off road parking and parking in front of a separate garage. Although attached on one aspect, the property gives the feeling of being a detached, with landscaped gardens on three sides giving much privacy including elevated views over the paddocks and Hurst Wood etc. For vehicle access to the stable yard and outbuildings there is a separate shared driveway leading from a private track to the rear which also leads to extensive hacking on common land and bridleways (close to Toll Rides).

ACCOMMODATION (refer to the floor plan)-modern 'Mereway' kitchen, granite work surfaces, ceramic tiled floor. The dual aspect sitting room provides views of the paddocks and gardens, together with an open fire and double sliding doors leading to the garden. Additionally, there is a versatile area off the sitting room which can be used as a dining room with white oak Amtico flooring. Ground floor WC cloakroom and Home Office. **FIRST FLOOR** there is a dual aspect principal bedroom with white oak Amtico flooring, fitted modern ensuite shower room, family shower room, both with 'Aqualisa' power showers, two further good-sized double bedrooms each with white oak 'Amtico' flooring, all upstairs bedrooms enjoy elevated views over the pastureland / wood land.eip.

EQUESTRIAN FACILITIES & OUTBUILDINGS

It is not often you find a stable yard and riding arena in a residential area with access to so many Grammar Schools. **STABLE YARD** - well kept and maintained with power and water laid on and set on concrete with hard standing areas. Rear access for riding out and also vehicles. Pedestrian access from the house through the main garden area along the side of the **OUTDOOR RIDING ARENA** and to the stables 4x **STABLES** (x2 stabs in one block and x2 in the other main block) although an additional stable could be added in lieu of the **FEED ROOM**. **Corner TACK ROOM**. Separate **HAY STORE / WORKSHOP**. **DETACHED HOME OFFICE** - located within the rear gardens offering tranquil view is a fully, fully insulated and IT connected home office.

LOCATION & AREA AWARENESS

Tunbridge Wells is home to a number of well-regarded schools the closest being Rusthall St Paul's and Speldhurst Primary. Nearby secondary schools include Skinners Grammar School, Tunbridge Wells Boys Grammar & Tunbridge Wells Girls Grammar, (TWGGS). Aside from the Grammar schools, there

are a number of other choices including the Bennett Memorial Diocesan School, St Gregory's Catholic School and the Skinners Academy, and a good range of private Schools.

The house is well situated for a range of shops and services close by with many of the well-known high street retailers in the Royal Victoria Place Shopping Centre as well as the more individual independent shops and restaurateurs in both Tunbridge Wells High Street and Rusthall High Street as well as the historic Pantiles.

For leisure, Knights Park offers a multi-screen cinema complex, a bowling alley and health/fitness club for those looking for activities close by as well as a number of Parks and recreation grounds, the closest being Rusthall Common, and Southwood Road Recreation Ground, all offering a range of activities depending on your preferences.

Further facilities are available on the fringes of the town and in the surrounding countryside for a range of activities such as golf, cycling, horse riding, sailing and many others. Rusthall is situated on the outskirts of Tunbridge Wells which offers its main line Station providing a regular service to London (to the North) and Hastings (to the South) by a frequent bus service. The A21 gives access to the coast (to the South) and the M25 (to the North). Gatwick Airport is also within easy reach being around 25 miles away.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold

PROPERTY TYPE: End of terrace | **PROPERTY CONSTRUCTION:** Brick

NUMBER & TYPE OF ROOM/S: 3 BEDS / 2 BATHROOMS - see attached floor plans.

PARKING: To the rear multiple for trailer and or horse box / To the front x2 cars plus garage.

TITLE NUMBER/S: K583068 (Freehold)

LOCAL AUTHORITY: Tunbridge Wells

TAX BAND: D

EPC RATING: D 64/82 - Certificate number 9318-5064-7271-4476-3950

Full ratings & advisories/estimated costs are now online at the .gov web site:

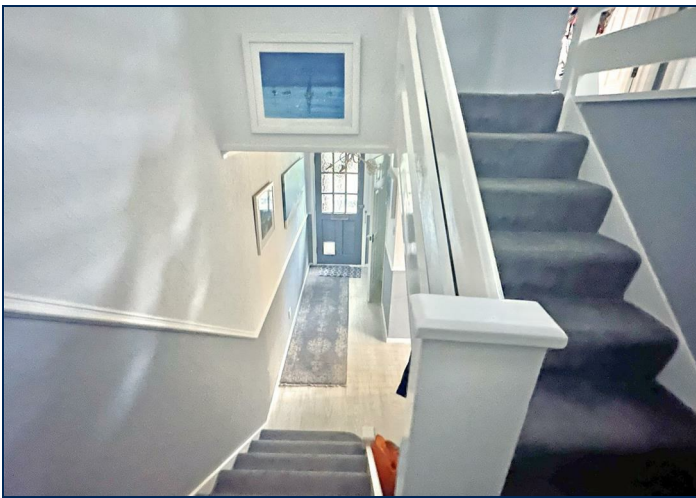
<https://find-energy-certificate.digital.communities.gov.uk/>

BROADBAND: Ultrafast 1130Mb. Average download speed of the fastest package at this postcode.

LAND & GROUNDS

The whole site is 3.23 acres (*TBV). Well stocked surrounding gardens offer elevated views over the land, patio and an attractive decked area for alfresco dining or just relaxing in a quiet spot, whilst enjoying watching the horses graze and being surrounded by nature.

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.

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 | 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>

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VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West

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E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

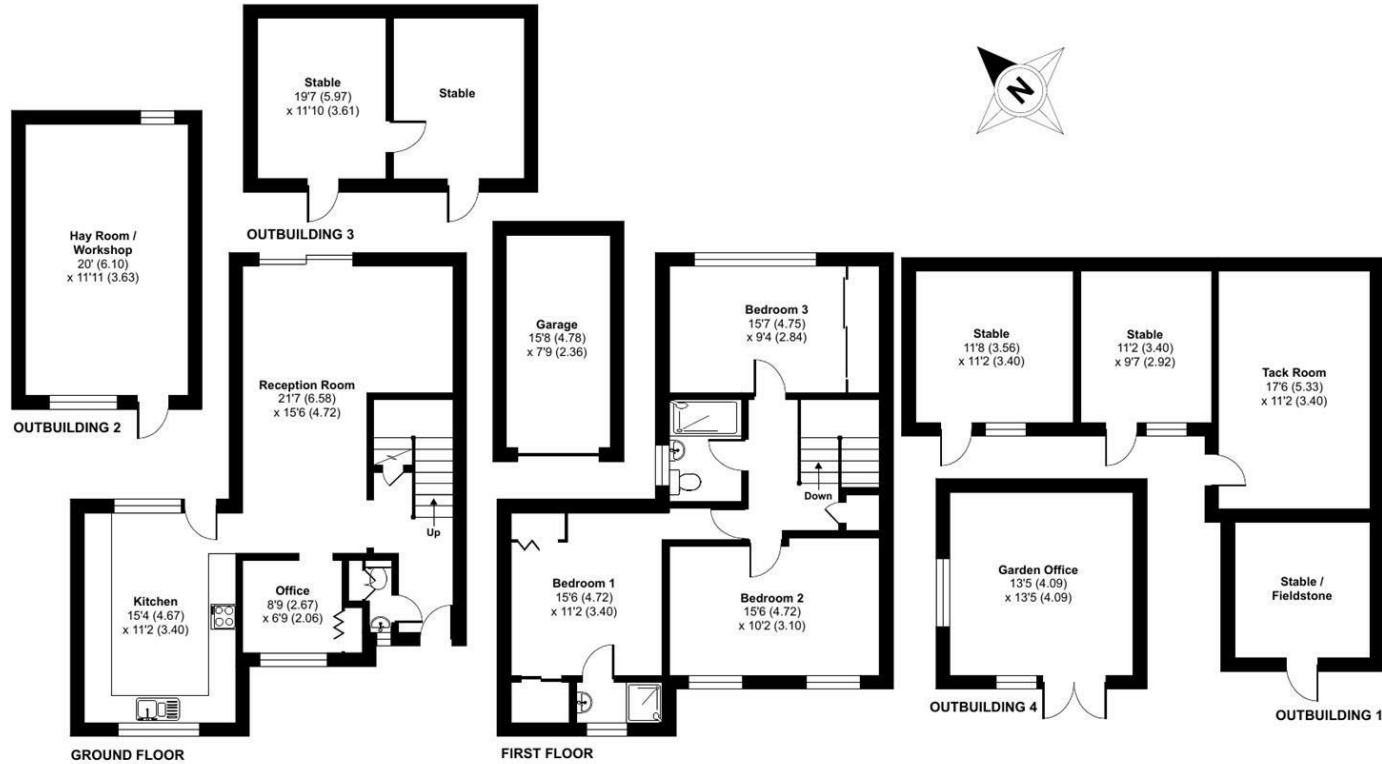
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Offers in the region of £825,000



Approximate Area = 1256 sq ft / 116.6 sq m
 Garage = 120 sq ft / 11.2 sq m
 Outbuildings = 1208 sq ft / 112.2 sq m
 Total = 2584 sq ft / 240 sq m
 For identification only - Not to scale



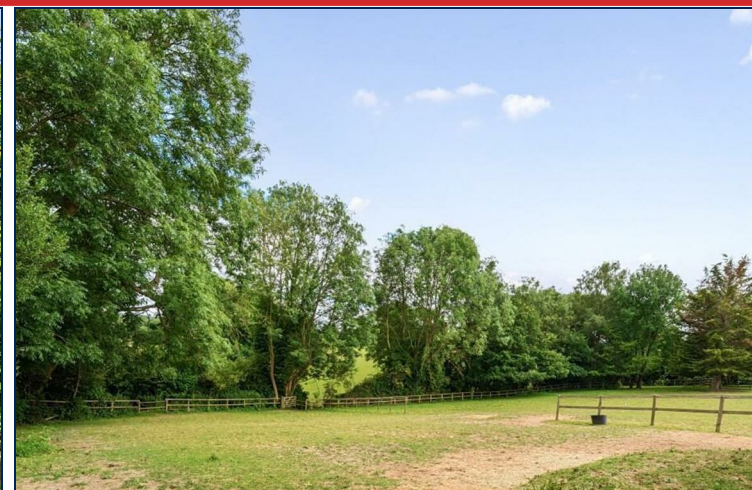
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Equus Property. REF: 1415951

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		82

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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