



# EQUUS

*Country & Equestrian*



MOUNT COTTAGE

# MOUNT COTTAGE, Teston Road, West Malling, Kent ME19 5PF

NO Chain - Occupying a desirable rural location set in 3.6 acres (\*TBV) of grounds/ pastureland and stabling, an attractive detached ragstone property (3/4 bedrooms/4 receptions) with detached triple garage including a first floor 1 bedroom ANNEXE, heated outdoor swimming pool and separate games room / home office.

The whole property is approached from a long electric gated driveway offering much privacy situated on the fringes of the charming village of Offham and convenient for shops and amenities at nearby West Malling a short drive away.

The property is well presented with a mix of character features such as exposed ragstone walls and fireplaces offering a deceptively spacious interior boasting an ambience of space throughout enhanced by 2 conservatories, one connecting to the kitchen/breakfast room and the other to the sitting room giving the feeling of 'bringing the outside in'. There is also lapsed PLANNING for a large double storey EXTENSION to add further accommodation and bedrooms.

Undoubtedly a feature of the property are the picturesque gardens and grounds which are mostly lawned with dividing hedgerows creating designated private areas. The decked outdoor swimming pool area and games room offer the perfect setting for relaxation and entertainment with two outbuildings one used as a large games room/billiards and bar area. The other is currently used for storage but could be adapted to become a home office. eip.

For those with equestrian interests there is a fenced paddock set to the front of the cottage which offers space to add a riding arena (subject to permissions). From the property off road HACKING is excellent within a short distance into Mereworth woods from the house/drive.

## SITUATION

Offham Village is known for having the only medieval quintain left in the country and has cricket and tennis clubs for residents. There's the Offham Society which is a free membership for all living in the village and activities include an annual Trivial Pursuit evening and Lazy Sunday Jazz on Cosgrave Field. The Village Hall offers various classes and activities including film nights, Cubs, Yoga, Kick-Boxing amongst many others. Finally, there's The King's Arms Pub which offers a pizza van on Wednesday evening, Thai night on Saturday and Sunday lunch.

The closest shops are in West Malling, which is 1.5 miles away. However, there is a garden centre with a farm shop nearby, which sells local produce. West Malling is a lovely historic market town with independent shops, cafes, restaurants, and a Tesco supermarket. It also has a railway station with services to London Victoria/Blackfriars in about 1 hour plus a new and a new hourly service to London Bridge (44 minutes) and Charing Cross. Maidstone, Tunbridge Wells, and Bluewater are the nearest large shopping centres. The M26 and M20 are both within 3.5 miles of the property, providing easy access to the M25, international airports, and London. The village has an excellent primary school, with other good primary schools in nearby West Malling, Kings Hill, and Mereworth. There are also well-regarded grammar and private schools in the area, with a good bus service running through the village to many of the nearby schools.

## ACCOMMODATION-refer to the floor plan

There is lapsed planning for a large extension which could include 2 further bedrooms and ensuites plus additional public rooms such as a formal dining room and/or further sitting rooms.

### GROUND FLOOR

Large reception hall, main sitting room with fireplace, secondary reception room ideal for home office and or gaming room or 4th bedroom. 2 conservatories, kitchen and dining area, shower room & WC.

### FIRST FLOOR

Currently there are 3 bedrooms in the main house, a dressing room which was the 4th bedroom and could be a en-suite shower/bathroom. Family bathroom.

### ANNEXE & GARAGE / OUTBUILDING

Above the garage is an ANNEXE - with 1 bedroom, Kitchenette/sitting area, bathroom, separate electric heating. Council Tax rated A.

The main triple GARAGE is split into 2 on the ground floor.

Further outbuildings include a GAMES room with power and water, WC, plus pool table - could be used as a home office.

### EQUESTRIAN, RIDING OUT, LAND & GROUNDS

The whole is just over 3.6 acres (TBV). Fenced paddock set to the front of the house which offers space to add a riding arena (subject to permissions).

For off road HACKING Mereworth woods offers extensive hacking out from the drive.

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: Detached / PROPERTY CONSTRUCTION: Brick and ragstone.

NUMBER & TYPE OF ROOMS: 3 or 4 beds / 2 recs / conservatory / 1 bed annex-see attached floor plans.

PARKING: Private drive, multiple off-road parking for cars and horseboxes / trailers / FLOOD RISK: Zone?

LOCAL AUTHORITY: Tonbridge & Malling / TAX BAND Main house G / Annex A.

EPC RATING: D 57/76 - Certificate number 2121-1252-1969-1661-8122

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

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

### SERVICES

HEATING: Mains gas / SEWAGE: Cesspit plus separate tank for kitchen water (Grey water) /WATER

SUPPLY: Mains / ELECTRICITY SUPPLY: mains.





#### 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)

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5. **Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the

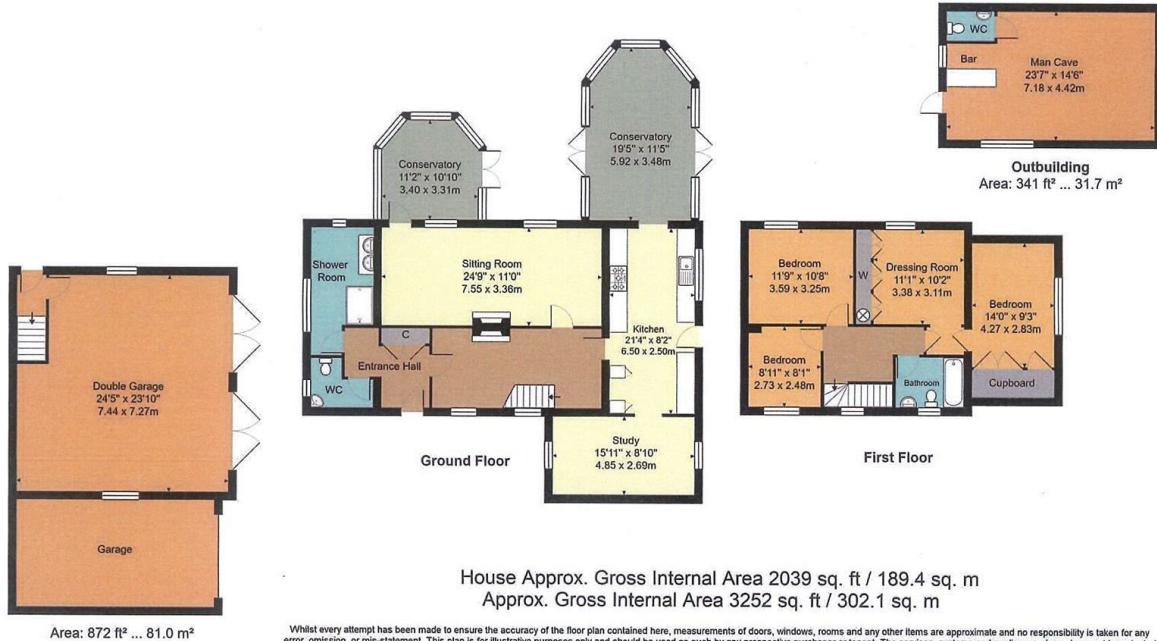
property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

6. **VAT:** If applicable, the VAT position relating to the property may change without notice.



**Guide price £1,300,000**

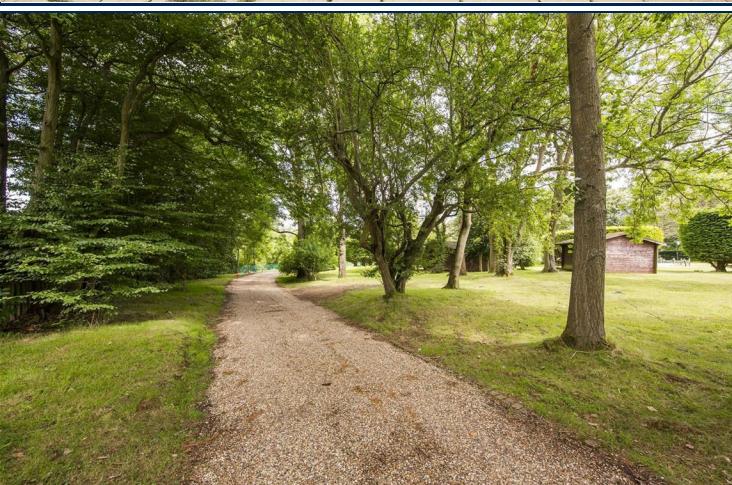




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			

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