



# EQUUS

*Country & Equestrian*



**OAK TREE COTTAGE**



## OAK TREE COTTAGE, Red Barn Lane, Ewell Minnis, Kent CT15 7DZ

A beautifully presented detached four bedroom home, set within 6 acres (\*TBV) of formal gardens and paddocks, with equestrian stables and riding arena, thoughtfully extended and upgraded to a high standard. Tucked away along a quiet no-through country lane, the property enjoys a peaceful rural setting with far-reaching views across its own land and neighbouring countryside towards the Alkham Valley.

The equestrian facilities are a standout feature, with a well-maintained L-shaped stable yard accessed directly from the lane. This includes 3 loose boxes, a foaling box, tack room, and hay storage. Beyond are generous paddocks with field shelters, a storage container, and a 40m x 20m riding arena with a rubber and sand surface. The property itself is set well back from the lane, offering privacy and seclusion. Inside, the accommodation blends modern comfort with character features, including bespoke oak flooring and beautifully restored original doors.

The ground floor offers well-proportioned living spaces, including a welcoming sitting room with a log burner and French doors opening onto a rear terrace with countryside views. A country-style kitchen/breakfast room provides a central hub of the home with Bi Fold doors, complemented by a downstairs shower room and 3 double bedrooms.

Upstairs, the impressive principal suite features a double bedroom, dressing room, and access to a balcony with stunning panoramic views over the paddocks and surrounding farmland. The adjoining bathroom is spacious and stylish, complete with a central slipper bath and underfloor heating.

Externally, three sets of double gates from the lane provide separate access to the stable yard, the main house driveway, and the riding arena. The surrounding area offers excellent opportunities for hacking and walking via nearby bridleways and footpaths, along with convenient road and rail connections to London.

### SITUATION & LOCATION

The property is located in the rural secluded hamlet of Ewell Minnis on the borders of Alkham village, nestled on the edge of the Kent Downs in an Area of Outstanding Natural Beauty. Located near Folkestone and the Port of Dover and minutes from local facilities and good commuting routes. There is a primary school at River approximately 5 miles in distance. In addition there are a wide selection of state

primary, upper and independent schools within the vicinity. The property provides good road access to the M20 via A20 or A260 & the A2/M2. Dover and Folkestone are within 5 miles distance, Ashford is approximately 20 miles, Canterbury is approximately 14 miles. Dover Priory Rail station is approximately 6 miles distance. Folkestone Channel Tunnel Rail Link is approximately 9 miles distance (via A260) connecting with Ashford International Station and links to London and Europe.

### LAND & GROUNDS

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.

Agents Note : There is a public footpath on the exterior boundary of the riding arena within the neighbours boundary land.

### MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Detached

PROPERTY CONSTRUCTION: Brick

NUMBER & TYPE OF ROOM/S: see attached floor plans.

PARKING: Drive by the house and the stables

FLOOD RISK: Zone 1

TITLE NUMBER/S: K652503/K743547/K652086/K89889

LOCAL AUTHORITY: Dover District Council

TAX BAND: C

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

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





#### SERVICE & OUTGOINGS

HEATING: Oil  
 SEWAGE: Mains Drainage  
 WATER SUPPLY: Mains  
 ELECTRICITY SUPPLY: Mains  
 OFCOM - Mobile & Broadband  
 BROADBAND  
 Download : - also see useful website links.  
 MOBILE COVERAGE  
 Indoor - EE / Vodafone / O2 / Three - also see useful website links.  
 Outdoor - EE / Vodafone / O2 / Three - also see useful website links.  
 OUTBUILDING/S SERVICES:  
 WATER SUPPLY: From main house  
 ELECTRICITY SUPPLY: From main house  
 PROPERTY TYPE: Detached Stables  
 PROPERTY CONSTRUCTION: Timber Framed on concrete base

Agents Note : There is public footpath to the perimeter of the field where the riding arena is located.

#### 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](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>

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

#### VIEWING ARRANGEMENTS

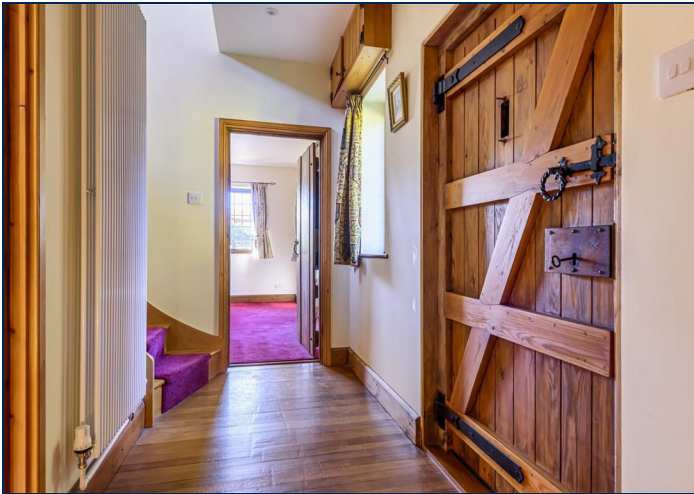
All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West  
 T: 01892 829014

E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)

W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

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**Guide price £920,000**



Main House = 1713 sq ft / 159.1 sq m (includes restricted head height)  
 Outbuildings & Stables = 1480 sq ft / 137.5 sq m  
 Total = 3193 sq ft / 296.6 sq m  
 For identification only - Not to scale



Denotes restricted head height



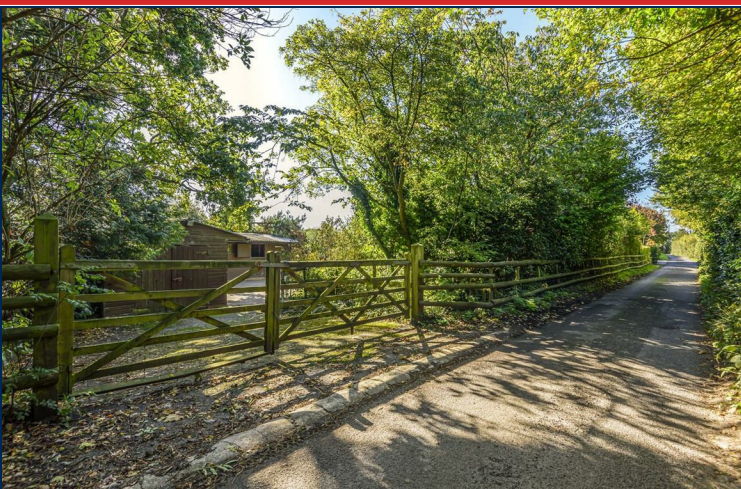
**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Equus Property. REF: 907380

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>	<b>57</b>

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

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