



# EQUUS

*Country & Equestrian*



CLAYDENE OAST



## CLAYDENE OAST, Hartfield Road, Cowden, Kent TN8 7HF

**NO CHAIN** - Set in 30 acres (\*TBV) of mainly pasture, a unique detached Oast and Barn conversion, of modern contemporary design, with large indoor swimming pool (in all just under 4000 sqft) occupying a desirable countryside location with open views and set at the end of a long private drive enjoying a secluded setting near to the popular rural hamlet of Cowden.

The extensive acreage at the property offers opportunities for a variety of farming uses and/or creating a large equestrian set up by adding to the existing stabling and range of outbuildings which extend to over 3000 sqft and comprise: **OUTBUILDING 1** - Barn - block, timber and steel framed store suitable for tractors/cars and workshop. **OUTBUILDING 2** - concrete sectional building/garden & machinery store. **OUTBUILDING 3** - Garage timber constructed with double doors. **OUTBUILDING 4** - Apple store. **OUTBUILDING 5** - Timber constructed Stabling & Hay barn, **OUTBUILDING 6** - Generator store. **OUTBUILDING 7** - Timber constructed Open fronted stabling. **OUTBUILDING 8** - Timber constructed Tack room /store.. **OUTBUILDING 9** - Timber constructed garden shed with workbench. Access to the equestrian yard is gained from the driveway onto a secure area of hardstanding and to an all weather turnout and small lunging arena. N.B. Adjacent is a small paddock which is ideally suited for the location of a full size manege (subject to permissions). The surrounding countryside is also well known for having good off road riding options with easy horsebox access to show centres at Felbridge, Hickstead and Ardingly South of England showground.

The substantial combined accommodation of the original Oast House and former detached Barn offer an ideal space for everyday family life, as well as entertaining with the connecting indoor swimming pool featuring full height glazed doors opening out to the gardens and making the most of the far reaching views.

### SITUATION & AREA AWARENESS

Cowden is a sought-after village just north of Edenbridge and within easy reach of Tunbridge Wells, East Grinstead and the Ashdown Forest. This picturesque village has a beautiful 14th century church, lovely pub, playing field with cricket pavilion, tennis club and is surrounded by breath-taking countryside. Holtye and Sweetwoods Park golf clubs are nearby. Cowden Train Station offers a good service into central London and is walking distance from the property.

Edenbridge is a traditional small market town set in the Eden Valley countryside on the Kent/Surrey borders and has a great range of shops, restaurants and supermarkets, as well as a host of traditional town and country pubs and a market is also held every Thursday in the town in Market Yard. Edenbridge benefits from two mainline rail stations with good links to central London.

The M25 is a short drive accessed at junction 6 and Gatwick airport can be reached via the M23 in 25 minutes. Brighton is less than an hour away ideal for lovers of beach life and water sports with an eclectic range of shops for anyone looking to enjoy a more diverse cultural experience.

There is an excellent selection of primary schools in Edenbridge and many secondary education options including Grammar, state and private, all just a short bus or train journey from the Town. Coxlands is in the catchment for a number of fantastic primary schools including Chiddingstone Primary School, OFSTED rated outstanding.

### ACCOMMODATION-refer to the floor plans

**GROUND FLOOR** - accommodation offers an ideal space for everyday family life, as well as entertaining. Additional connecting indoor swimming pool with sliding doors to the outside space, gardens with far reaching countryside views.

The kitchen/breakfast room and living area are open plan to one another offering a generous feeling of space. The kitchen has been fitted with a range of wall and base units and worktops over and boasts a large Island for eating as well as storage, an electric AGA adds to the country house feel. Further separate utility room, pantry and Cloakroom/WC.

Further sitting area has a large feature fireplace with wood burning stove and access out to the gardens from two separate points. The original Oast House and former barn are now connected via a garden room, which not only combines the two buildings perfectly but also offers an additional reception space overlooking the walled front garden with areas of mature fruit trees.

A formal dining room, which alternatively could be used as the main sitting/drawing room, offers a great space for entertaining with an open archway leading through to a second roundel sitting room with wood burner and doors leading out to the rear garden.

**FIRST FLOOR** - In the barn area a former hayloft has been converted to a bedroom with vaulted beamed ceiling and en-suite shower room and enjoying double aspect and far reaching views over open fields.

In the Oast part there are three further bedrooms and a separate cloakroom. The principal suite is set within the roundel with dressing room and en-suite bathroom with freestanding double slipper bath, separate shower cubicle, wash hand basin and WC. A second bedroom also benefits from an en-suite shower room.

### EQUESTRIAN FACILITIES

**STABLES** - please refer to the plans enclosed for layout and dimensions.

**OUTBUILDING 5** - Stable / Hay barn. Timber constructed.

**OUTBUILDING 7** - Open fronted stable on skids. Timber constructed.

**OUTBUILDING 8** - Tack room/store. Timber constructed.

The stables are accessed from the drive with a secure area of hard standing which leads to the all weather turnout and small lunging arena.

From there access is straight into the currently used paddock. This paddock is ideally suited for the location of a new outdoor arena subject to planning permission.

N.B. Due to the size of acreage at the location there is good scope to create a large equestrian set up if, with the addition of further stabling, a riding arena and ancillary facilities (subject to permissions).

### OUTBUILDINGS

Refer to the online plan of all the outbuildings with shape and dimensions enclosed. Over 3000sqft of stables and outbuildings.

**OUTBUILDING 1** - Barn - block, timber and steel framed store suitable for tractors/cars and workshop.

**OUTBUILDING 2** - Garden as well garden machinery store, concrete sectional building.

**OUTBUILDING 3** - Garage, double doors timber constructed.

**OUTBUILDING 4** - Apple store with flat roof.

**OUTBUILDING 6** - Generator store. Newly purchased 40 KVH diesel generator with AUTO cut in when there is a power cut..

**OUTBUILDING 9** - Garden shed with workbench. Timber constructed.



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#### POOL & POOL HOUSE

Large indoor pool with direct internal access from the main house (no need to go outside). Heated by a heat exchanger (oil back up) located to the side of the property. Sliding doors open up and lead out to the rear gardens offering views of the recently purchased land. The deep end of the pool is over 6ft. The pool and the pool house are in need of upgrading and refurbishment.

#### GARDENS

The house is approached by a long private driveway with ample off road. The gardens surround the house, with a variety of separate areas to enjoy. The main garden to the rear is laid to lawn with fenced borders and a large patio area running the length of the house for entertaining. To the front, a walled garden and courtyard sits between the original Oast House and converted barn, with a large area of patio and a further area of lawn with mature fruit trees. Across from the drive is a large fenced pond, which is surrounded by mature woodland trees.

#### LAND & GROUNDS

House and gardens with stables 2.3 acres (\*TBV). Further pasture land purchased at a later stage of ownership approx. 27 acres (\*TBV).

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  
 LOCAL AUTHORITY: Sevenoaks  
 TAX BAND: G  
 PROPERTY TYPE: Detached  
 PROPERTY CONSTRUCTION: Brick  
 NUMBER & TYPE OF ROOMS: 4 bedrooms / 4 reception rooms / 2 bathrooms / 1 cloakroom - see attached floor plans.  
 PARKING: Multiple off road / Garaging for 3-5 cars etc.  
 FLOOD RISK: None.

EPC RATING: E 49/71 - Certificate number: 0035-3124-5400-0058-9202  
 Full ratings & advisories/estimated costs are now online at the .gov web site:  
<https://find-energy-certificate.digital.communities.gov.uk/>

#### SERVICES & OUTGOINGS

ELECTRICITY SUPPLY: Mains with newly purchased and installed Diesel 40KVA GENERATOR with an Auto Switch should the mains power fail.

SOLAR PANELS: Located on the roof there are x14 panels feeding batteries as a backup.

HEATING: Air source heat pump PLUS Oil Central Heating if reacquired.

SEWAGE: Septic tank / WATER SUPPLY: Mains

BROADBAND: Fibre to premises Superfast see useful website links.

MOBILE COVERAGE: EE indoor and out - see useful website links.

#### USEFUL WEB SITES

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)

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

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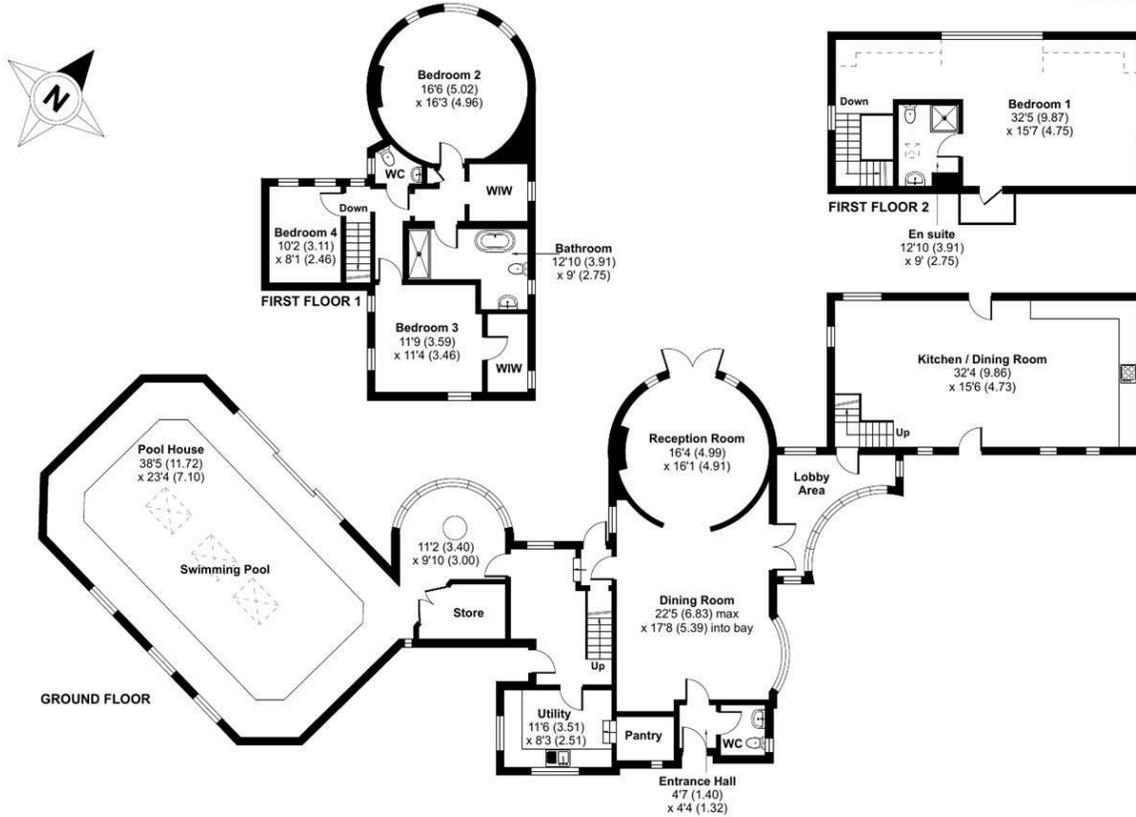
#### DIRECTIONS

This property is not on the main road, it is set off, down its own private gated drive.  
 From Edenbridge town centre proceed south on the B2026 for approx. 5 miles passing the Queens Arms Public House on the right. Continue along the road for approx. 0.4mile taking the second driveway on the right. Continue along the private drive to the eclectic gates which are code entry only.



**Guide price £1,850,000**

Approximate Area = 3716 sq ft / 345.2 sq m  
 Limited Use Area(s) = 37 sq ft / 3.4 sq m  
 Total = 3753 sq ft / 348.6 sq m  
 For identification only - Not to scale



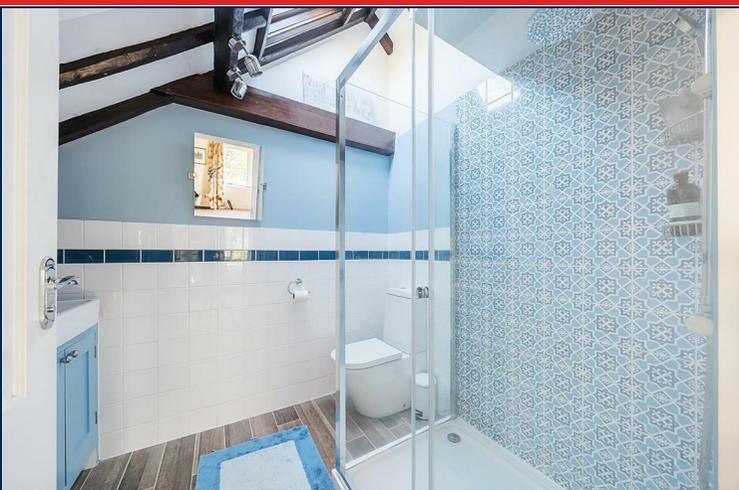
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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