



EQUUS

Country & Equestrian



FIELD HOUSE



FIELD HOUSE, Biddenden Road, Headcorn, Kent TN27 9JE

No Chain – A substantial detached family home with 5/6 double bedrooms – 5 luxury en-suite shower/bathrooms) set in 6.5 acres (*TBV) with extensive equestrian facilities including a 50m x 30m outdoor Riding Arena, 9 box stable yard, large detached barn (scope further stables/other uses like Super Car Storage).

This unique property, of bespoke design, boasts impressive part vaulted accommodation to the ground floor with full height glazing to most rooms flooding natural light into the whole interior. The house has recently been refurbished, modernised and extended to exacting standards by the current owner with the heart of the home undoubtedly being the stunning open plan kitchen/dining/sitting and family room with feature brick fireplace and wood burner offering superb entertaining spaces embracing a modern indoor/outdoor theme.

For those with extended family living requirements the versatile ground floor layout may offer options to adapt to incorporate a self contained annexe if required.

The property is situated in a rural location with surrounding country walks and off road riding on designated TROTT toll rides yet offers the convenience of being around 1.8 miles from the village of Headcorn with mainline rail station providing direct links to London in around 1 hour and thriving high street of independent shops, including Sainsbury's local supermarket, post office.

SITUATION & LOCAL AWARENESS

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, bakery, butcher, restaurants, Village tearooms, country pubs, hair salon and florist. More comprehensive shopping can be found in Maidstone (11.2 miles), Ashford (13.4 miles) and Tunbridge Wells (19.8 miles). The area is particularly well known for the quality of schools, both in the private and state sectors Notable schools in the area include Benenden, Sutton Valence, St Ronans and Dulwich Prep. Excellent Grammar Schools can be found in Cranbrook, Maidstone, Tenterden, Tonbridge and Ashford making it an ideal location for families. Road links to the M25 can be gained via the M20 at junction 10 providing links to Gatwick and Heathrow airports and other motorway networks and the channel tunnel.



ACCOMODATION

Refer to the floor plans for layout and dimension.

General Notes

The Ground Floor Study which has the pedestrian door to the side drive may be more suitable as the Boot/Dog and Coats Room.

Bedroom 6 on the floor plan has been used as a study/office but also could be used as an infants nursery.

The Riding Arena was added since purchase as has the extended KITCHEN area.

EQUESTRIAN FACILITIES & OUTBUILDINGS

STABLES - 'U' shaped stable block (National) with 9 loose boxes all approx 12ft x 12ft including 2 corner boxes which 24ft x 12ft. Additionally theres is a Tack Room approx 12ft x 12ft.

The whole yard is on connected to water, power and lighting.

OUTDOOR RIDING ARENA - 50m x 30m All Weather Arena with Fibre / Sand surface, newly built in 2022/23.

BARN - Approc 12m x 10m of block construction on concrete, electric roller shutter door, pedestrian side entrance, internal block room (unfinished) with wastewater available for WC etc.

WORKSHOP & STORE - timber construction, insulated, adjacent to the large barn. Seperate store to one side.

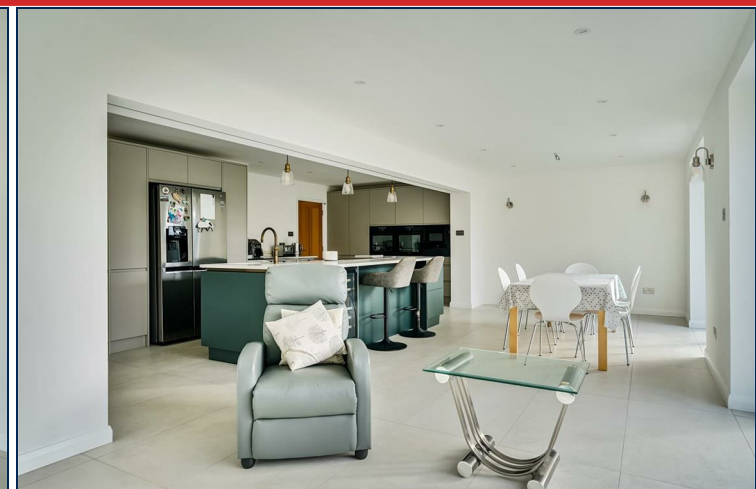
LAND & GROUNDS

The site is on one land Registry Title and is 6.5 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.



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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>

MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: Brick/block

NUMBER & TYPE OF ROOM/S: 5/ bedrooms / 5 shower and or bathrooms / Reception and dining / kitchen dining / utility and or office rooms: see attached floor plans.

PARKING: Off road multiple for cars / trailers and horseboxes.

LOCAL AUTHORITY: Maidstone Borough Council / TAX BAND:

EPC RATING: C 70/72 - Certificate number 9380-2398-3590-2695-5645

Full ratings & advisories/estimated costs are now online at the .gov web site:
<https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES

HEATING: Oil / SEWAGE: Private treatment plant / WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains. Phase 3 electric has been brought on to site but NOT connected.

There is a large LPG underground tank which used to fuel the kitchen hob, the hob is now electric and the tankas disconnected although it is now connect to a BBQ but could be used again for heating or cooking subject to survey etc.

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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.

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

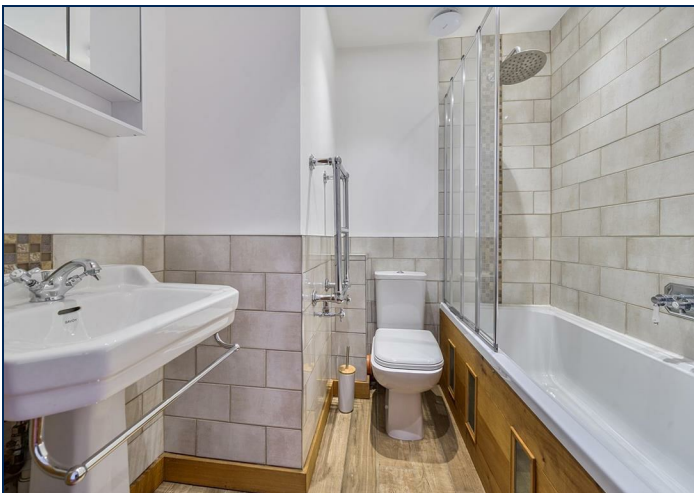
W: www.equusproperty.co.uk

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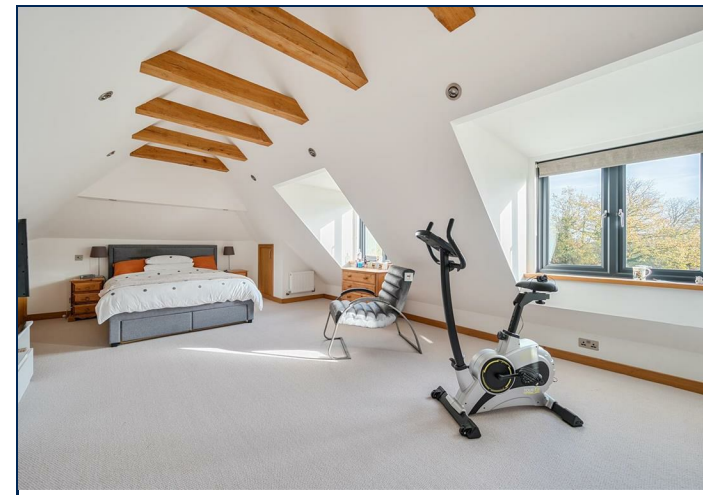
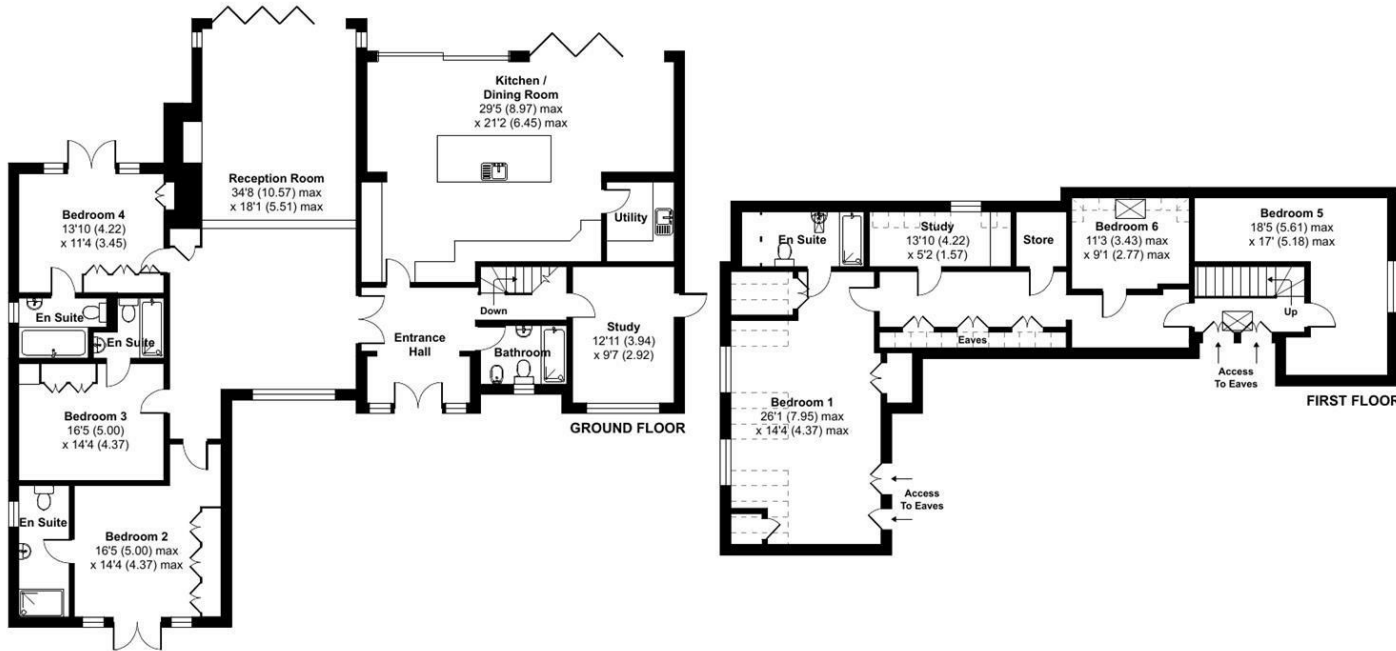
Guide price £1,425,000





Denotes restricted head height

Approximate Area = 3478 sq ft / 323.1 sq m (excludes outbuilding 1)
 Outbuilding(s) = 1797 sq ft / 166.9 sq m
 Total = 5275 sq ft / 490 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: 1376125

| 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 | 70 | 72 |

| 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 | | | |
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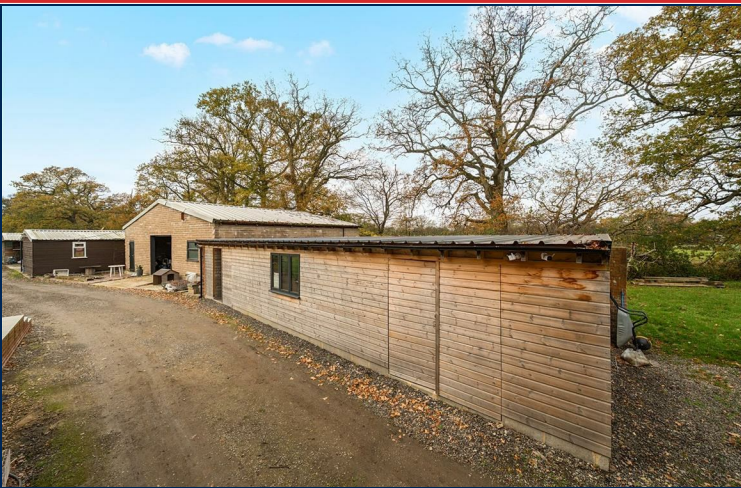
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