



EQUUS

Country & Equestrian



1 DORNE COTTAGES



1 DORNE COTTAGES, Coach Road, Egerton, Ashford, Kent, TN27 9BB

Character attached cottage (Grade II listed) with self contained equestrian yard located directly opposite of 6.15 acres (*TBV) of pasture land, round schooling pen, 4 stables of various sizes/hay barn/feed room and range of farm, buildings (in all around 1750 sq.ft).

The property enjoys open rural views over its own land, yet is convenient for local shops, amenities, schools and commuting links. It was originally a former farmhouse over time now converted and renovated into four cottages. The property offers versatile accommodation arranged on 2 floors, Ground Floor: Living Room, large farmhouse kitchen/dining room, separate sitting room (open fireplace), utility, downstairs shower room, conservatory. First Floor: 2 Double Bedrooms and family bathroom.

The gardens wrap around the property on three aspects with partly laid to lawn with bordering hedgerows and shrubs creating a secluded space and has views over the Weald of Kent & neighboring farmland. There is also a parking area for a vehicle adjacent to the lane and a single gate and path leads to the house. NO CHAIN.

EQUESTRIAN

The land of around 6.15 acres (TBV*) and stables are located directly opposite the property with driveway from the lane through double gates leading to large hard standing secure parking area for several cars, Horseboxes/Trailers. Further hard standing gated drive leads direct to POLE BARN 3-sided part enclosed with metal cladding set on a concrete base with 4 STABLES of various sizes, open fronted with area for grooming and tie up in front of stables. Power, light and water is available on the yard. Adjoining gate leads into paddock with attached HAY BARN (part of stables), fronting onto a large paddock mainly fenced to the perimeter by stock fencing, within is an enclosed 20m ROUND PEN with gate in and sand & rubber surface. A back to back FIELD SHELTER and container are also located opposite the hay barn in this paddock. There is a smaller fenced paddock adjacent to the parking area with former PONY STABLES currently used as a FEED ROOM/STORAGE area. The remainder of the land has 2 large paddocks with stock fencing to the perimeter with separate access gate in from the lane.

SITUATION & LOCATION

The property is located along a quiet country lane in a

semi rural position on the edge the highly sort after village location of Egerton near Ashford with views over the Weald of Kent over neighboring farmland to the rear and to the front overlooking its on own land and equestrian facilities. The nearby village Egerton has good local amenities including the local pub/village store/post office, garage/petrol station and well-regarded primary school. Wider facilities are available at Charing, around 4 miles away. The thriving market town of Ashford is about 10 miles to away, including modern shopping facilities, a choice of both state and private schools and access to the M20 motorway providing a fast link with the M25 and the channel ports. Ashford International Station provides a high speed service into London St Pancras. Services into London Victoria run from nearby Lenham station. Egerton is surrounded by stunning Wealden countryside with many beautiful walks. Superb hacking & riding is accessed from the property along country lanes and bridlepaths.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold PROPERTY TYPE : Attached

CONSTRUCTION : Brick

NUMBER & TYPE OF ROOMS : (see attached floorplans)

PARKING : Mutiple parking on hard standing by field and space in layby opposite the house and in the driveway by the house.

TITLE NUMBERS : K567690/K73086

FLOOD RISK : Zone 1

LOCAL AUTHORITY: Ashford Borough Council

TAX BAND: D

EPC RATING: Exempt Grade 11 listed

SERVICES: Mains water, immersion heater, Stuart Turner water pump, water softener & filter fitted. Oil central heating with new exterior Grant boiler.

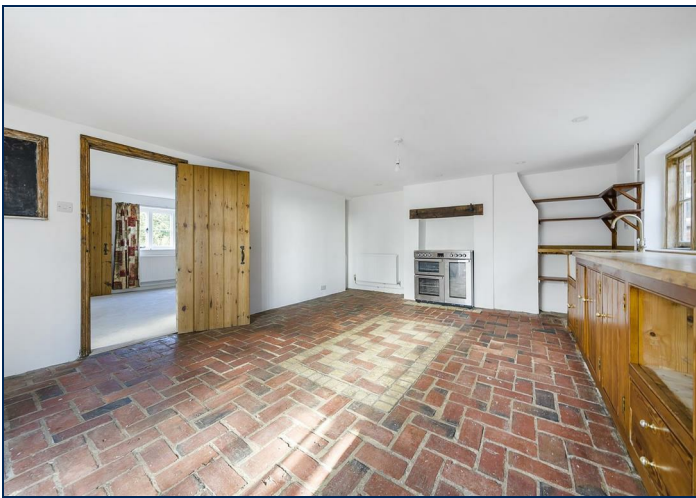
DRAINAGE : Septic Tank

STABLES : Connected to house electric, mains water

AGENTS NOTE : There is lapsed planning permission ref 12/00937/AS for removal of LEAN TO & build new dining room and also lapsed planning ref 90/00146/AS for a rear extension. There is also a covenant on the land (more details on request).

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//phone coverage for more helpful information about the property and surrounding



local area before proceeding in a purchase visit
[|www.goodschoolsguide.co.uk](http://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.orghttps://checker.ofcom.org.uk/en-gb/mobile-coverage |
www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics

LAND

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.

VIEWING ARRANGEMENTS

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

T: 01892 829014

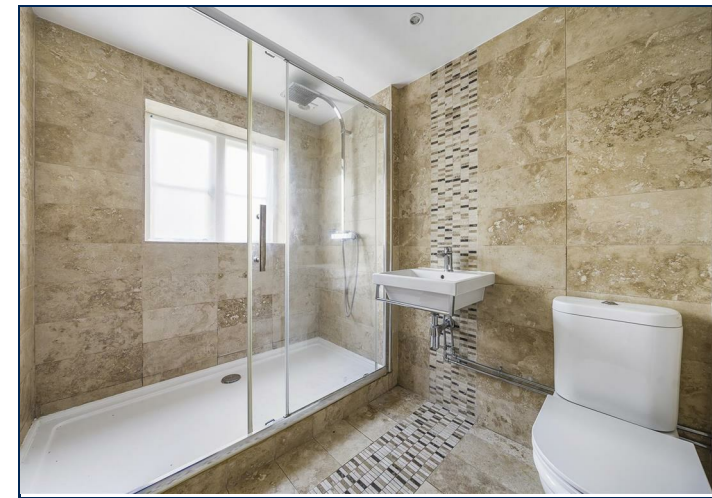
E: sales@equusproperty.co.uk W: www.equusproperty.co.uk

DISCLAIMER: All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property. By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or supervised at all times. Livestock should not be touched and all gates left shut or closed after

Guide price £695,000



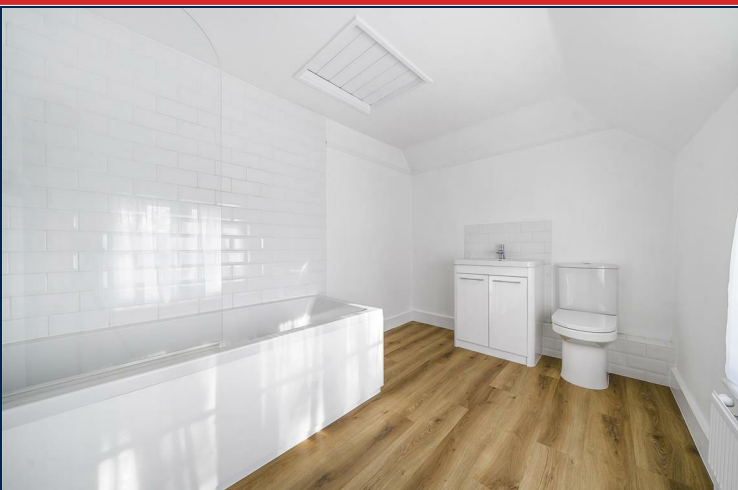
Main House = 1180 sq ft / 109.6 sq m (excludes lean to)
 Stables & Outbuildings = 1767 sq ft / 164.1 sq m (excludes open barn)
 Total = 2947 sq ft / 273.7 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024.
 Produced for Equus Property. REF: 1189149

PROPERTYMISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained. We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



www.equusproperty.co.uk

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



A member of



UKLAND and
FARMS.co.uk



www.equusproperty.co.uk