EQUUS

Country & Equestrian



KENFIELD FARM







KENFIELD FARM, Bowl Road, , rural Charing, Kent, TN27 0HB

An exceptionally well presented 4 bedroom detached equestrian property in grounds of 4.8 acres (*TBV) with excellent, well thought out equestrian facilities and situated off a tranquil lane in a sought after picturesque rural location in an Area of Outstanding Natural Beauty on the North Downs.
The very well equipped stable yard by 'Prime stables' includes 5 loose boxes, hay barn, feed and storage room plus good quality sand and rubber post and railed 50m x 20m riding arena, with well maintained free draining pastureland with post & rail equi-fencing.
The whole is presented to a high standard inside and out offering the chance to move in with your horses and enjoy straight away. Lovely mature gardens surround the property offering total seclusion with a front driveway and double garage and ample space for parking for several vehicles and a horse box.

The immaculate accommodation includes: A fitted oak kitchen & breakfast room including Siemens appliances, solid oak flooring throughout, leading to a sitting room with feature marble fireplace, dining room, fitted family bathroom and 4 spacious bedrooms.
For hacking enthusiasts there is fantastic off road riding directly onto nearby bridleways and The Pilgrims Way with surrounding farmland offering a pleasant rural outlook.

For commuting links the A20, connecting to the M20 Junction 8, can be accessed around 1 mile away at Charing village which has a range of shops, primary school, pubs, restaurants and rail station connecting to London Victoria. The village is also on main bus routes for the towns of Maidstone and Ashford. NO CHAIN.

LOCATION & AREA AWARENESS

The property is not overlooked, situated off a quiet country lane on the beautiful North Downs near to Stalisfield and around 1 mile from Charing village with its extensive amenities including school, pubs, restaurants and rail station connecting to London and Lenham Village (4 miles) has a good range of shops and amenities plus rail station connecting to London. Ashford town (7 miles) offers a comprehensive range of shops and amenities including the McArthur Glen designer outlet and high speed rail link to London St Pancras in 30 minutes. Leeds Castle (7.5 miles) is described as being the 'World's most beautiful castle' with its fascinating grounds, golf course, maze and stately home. Local hacking on bridle paths and the Pilgrims Way. Various Equestrian centres within easy horsebox distance at Cobham Manor (10.5 miles) and Blue Barn Equestrian centre (8 miles). Good road access via the A20 (1.2 miles) to the M20 motorway junction 8(8 miles) connecting to the M25 and with the M2 Motorway accessed at junction 6 (8 miles).

ACCOMMODATION-refer to the floor plan

Double glazed front door leading into porch with inner oak panelled front door.
DINING / RECEPTION ROOM Front aspect overlooking front garden, solid oak flooring.
BEDROOM 1 (Currently being used as a home office) Front and side aspect with double French doors leading to gardens solid oak flooring
BEDROOM 2 front aspect and solid oak flooring.
SITTING ROOM Rear aspect, charming room with feature marble working fireplace and solid oak flooring.
BEDROOM 3 Side aspect with views over gardens and solid oak flooring.
BEDROOM 4 Side aspect with views towards pasture and new solid oak flooring.
KITCHEN/BREAKFAST ROOM Solid Oak fitted kitchen with side aspect and extensive range of floor and wall mounted units. Integral ovens, one incorporating grill and microwave. Halogen hob, plumbed for washing machine and dishwasher. Space for table and 4 chairs, tiled walls and fully tiled floor.
FAMILY BATHROOM - Elegant fitted bathroom with white panel bath and fitted shower and shower screen, WC and wash basin inset into vanity unit. Tiled to floor and walls.
REAR PORCH - useful tiled boot area leading to gardens and paddocks with aspect over the equestrian facilities.

EQUESTRIAN FACILITIES & OUTBUILDINGS

GARDENS & GROUNDS The property is not overlooked and has attractive gardens on three sides with a range of mature hedges and shrubs screening the property from the lane. The gardens are mainly laid to lawn with an attractive pergola creating a secluded area for outdoor entertaining. The front drive leads to the garaging and equestrian facilities and has space for several vehicles and horsebox.

RIDING ARENA - Newly Post and railed and of quality construction 50m x 20m with rubber and sand surface and cabling laid for floodlights (sub to PP), accessed via five bar gate and two further pedestrian entrances. Dressage marker plates available if required.

THE STABLE COMPLEX
Bespoke 'Prime stables' complex with new roofing and skylight panels. Top of the range specifications, including stable grill system, individual lighting and through ventilation front and rear. Rubber matting. Lighting installed below overhang. Water drainage connected to a separate soak away. Security floodlit lighting.
STORAGE ROOM (Approx 10x12" x 10'8") A useful storage space. Outside weatherproof electric point, water tap and plumbing for washing machine, inside and outside light and power sockets. Fuse box for external power.
HAY BARN (24' x 12') - A large light area suitable for storage poles/jump, hay and straw etc.
STABLE 1 approx (10' x 12') .ully fitted with kicking boards and rubber matting, sky light roof panel. Front and rear opening top doors with stable grill system. (Converted from feed room so could be used as either).
STABLE 2 (Approx 12' x 12') - Fully fitted with kicking boards and rubber matting, sky light roof panel. Rear opening top door with stable grill system.
STABLE 3 (Approx 12' x 12') -Fully fitted with kicking boards and rubber matting, sky light roof panel. Rear opening top door with stable grill system.
STABLE 4 (Approx 16' x 12') - Fully fitted foaling box with kicking boards and rubber matting, sky light roof panel. Rear opening top door with stable grill system.
STABLE 5 (Approx 12' x 12') - Fully fitted with kicking boards and rubber matting, sky light roof panel. Front and rear opening top door with stable grill system.
MUCK HEAP - Breeze block area for easy storage and disposal of the muck heap.
PADDOCKS - The well maintained, well drained pastureland extends to 4.84 acres (* TBV) and is post and railed. Five bar gates provide access to two post and railed paddocks with mesh each have





automatic water troughs. A further five bar gated entrance gives secondary access to the lane.

GARAGE - located to the rear of the property. Block built and split into 2 bays with double timber doors to each garage. Newly fitted roof. Internal power and lighting.

LAND & GROUNDS

The front driveway leads to double five bar gates which open onto a gravelled forecourt in front of the stable complex with enclosed front yard and separate parking area for several vehicles and a horsebox.
The wholes site is 4.8 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.

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 & SERVICES

TENURE: Freehold / PROPERTY TYPE: Detached.
PROPERTY CONSTRUCTION: brick
NUMBER & TYPE OF ROOM/S: 4 bedrooms / 2 receptions / bathroom & shower/wc - see attached floor plans.
PARKING: Multiple off road including private drive and car park.
FLOOD RISK: None.
TITLE NUMBER/S: K149945 & K352562
LOCAL AUTHORITY: Ashford Borough Council / TAX BAND F
EPC RATING: E 40/100. Cert number 7390-1414-0322-3427-3043 Full ratings & advisories/estimated costs are now online at the .gov web site:
https://find-energy-certificate.digital.communities.gov.uk/
SERVICES
HEATING: Ecolec electric central heating / SEWAGE: Septic Tank / WATER SUPPLY: mains / ELECTRICITY SUPPLY: Mains.
BROADBAND: BT / EE - see useful website links.

VIEWING ARRANGEMENTS

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

From junction 8 M20 take A20 towards Lenham. Continue on A20 for total of 8 miles to Charing roundabout. Turn left at roundabout up Charing Hill towards Canterbury; at top of hill turn left into Bowl Road. Follow lane through woodland and around a bend. Kenfield Farm will then be found after the next bend on the right hand side

Offers in the region of £835,000

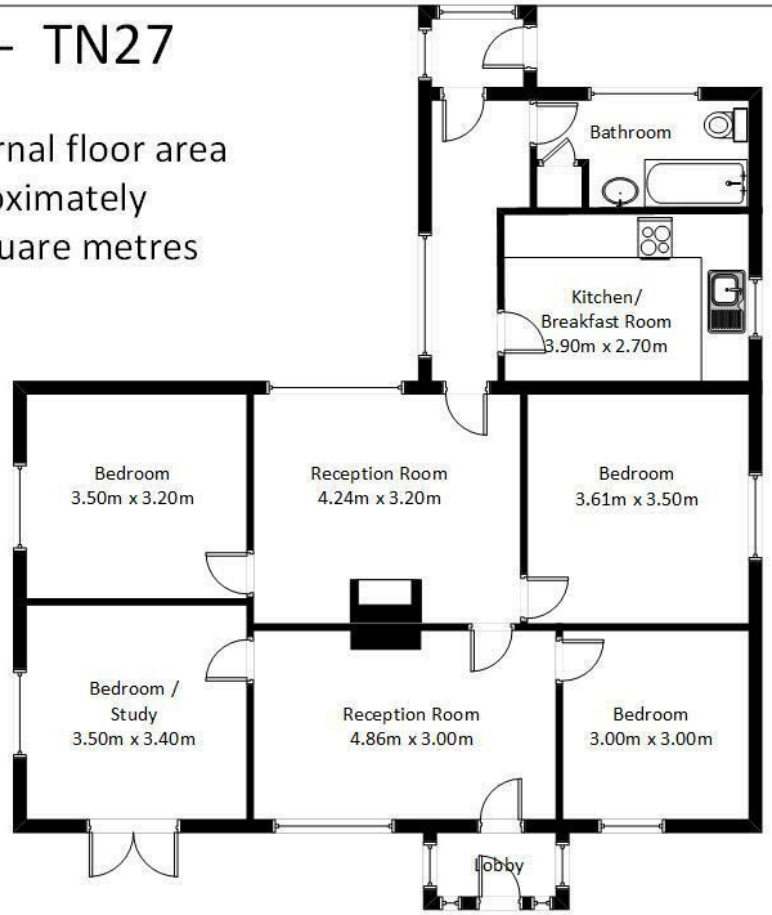






KF - TN27

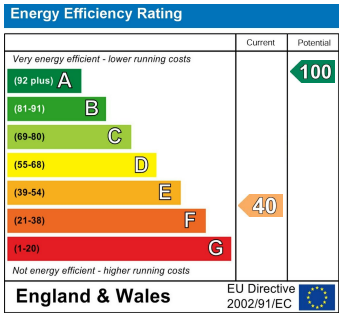
Gross internal floor area
approximately
103.0 square metres

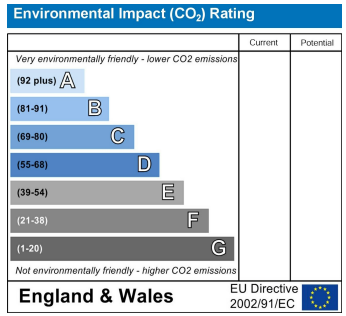


This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement. Invicta EPC www.invictaepc.com email: rwood@invictaepc.com









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