



EQUUS

Country & Equestrian



BENHAM VILLA Gibbons Lane



BENHAM VILLA Gibbons Lane, Sellindge, Ashford, Kent TN25 6HL

REDUCED CHAIN FREE A rare opportunity to acquire an impressive equestrian country property set within 6.6 acres (*TBV), including an unlisted detached farmhouse of period origins dating back to circa 1722. Situated along a private lane in a peaceful rural location near Ashford, the property offers a wonderful combination of character, generous accommodation and extensive equestrian facilities.

The property is approached to a substantial horseshoe-shaped stable yard comprising 10 loose boxes and two foaling boxes, together with a tack room, side storage area and hay barn to the rear. Beyond the stable yard is a small paddock with field shelter, while a further large paddock wraps around the rear of the stables. The remaining land includes two further paddocks and an attractive area of woodland extending to approximately half an acre, situated adjacent to the bridle path. A substantial 60m x 20m riding arena completes the equestrian facilities, requiring some refurbishment, still offers excellent potential for private schooling and exercise.

The farmhouse has been the subject of an extensive programme of renovation and updating throughout and is presented in excellent order, whilst retaining a wealth of period character and charm. Features include traditional ledge-and-brace doors, inglenook fireplaces and exposed beams. The accommodation is arranged over two floors and provides versatile living space ideally suited to modern family life and entertaining.

A particularly impressive rear extension features vaulted, beamed ceilings and exposed rafters, creating a superb light and spacious living environment. This flows seamlessly into a high-specification bespoke kitchen and adjoining dining/family room, with doors opening onto the rear patio and gardens. Further ground-floor accommodation includes a utility room, wetroom/cloakroom, sitting room, additional reception room and a fifth bedroom, providing excellent flexibility for family, guests or home working.

Upstairs are four generously proportioned bedrooms, including an impressive principal bedroom suite with walk-in dressing room and en suite shower room, together with a further family bathroom.

Outside, the property enjoys a manageable garden area laid mainly to lawn, complemented by a flagstone terrace and built-in brick BBQ, creating an ideal setting for al fresco dining and entertaining. To the rear is an insulated log cabin/home office, together with further useful outbuildings.

SITUATION & LOCATION

The property is located down a private lane in the village of Sellindge which is situated in pretty, undulating countryside at the foot of the North Downs and picturesque nearby Hamlets of Smeeth & Monks Horton. The village provides a variety of amenities, including schools, local shopping, sports facilities. A comprehensive range of leisure, educational and shopping facilities can be found in Hythe, Ashford, Folkestone and City of Canterbury. Commuter access to London is good, via road on the M20 (Junctions 10 & 11) and by rail network. There is a local station at Sandling and a short drive to Ashford International provides regular High Speed services to London St Pancras in around 37 minutes. Cross-Channel services are available from the Port of Dover, the Eurotunnel Terminal at Cheriton. Good hacking and a range of walks are easily accessible on bridle ways, footpaths and country lanes.

There is excellent hacking in the area accessed by bridleways with an adjacent bridleway by the house going across field one way to Sellindge or alternatively towards the North Downs Way.

LAND & GROUNDS

The land is divided and has one large paddock (subdivided) with post and rail fencing, to the rear of the stables with a smaller paddock opposite the house with a FIELD SHELTER. Further paddocks are on the right of the bridleway leading to the property. The whole is around 6.6 acres (*TBV) including the gardens and paddocks.

The acreage stated at the property is *TBV – (To Be Verified), which means that the land has not been formally measured 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 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 exact area of the entire plot, they will be required to make their own arrangements, by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

Agents Note: There is public footpath within the fields adjacent to the house. There is also shared legal access to the property down a private lane along with 3 other houses which then leads to a bridleway access to the property.



MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Detached

PROPERTY CONSTRUCTION : Brick and Timber

NUMBER & TYPE OF ROOM/S : see attached floorplans.

PARKING : Parking area for around 6 cars & horse lorry/trailer by the house and stable.

FLOOD RISK - Zone 1

TITLE NUMBER/S : K87955/K199563

TAX BAND : E

LOCAL AUTHORITY: Folkestone & Hythe District Council

EPC RATING : D 56/75 <https://find-energy-certificate.service.gov.uk/energy-certificate/0054-2895-7982-9898-6001>

SERVICES

HEATING : Oil (new boiler installed 2023)

SEWAGE : Private Drainage - Klargister system installed

WATER SUPPLY : Mains

ELECTRICITY SUPPLY : Mains

CAMERA SECURITY: 2 x night vision enabled cameras covering the drive and house.

HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property if 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/www.checker.ofcom.org.uk/en-gb/mobile-coverage

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

W: www.equusproperty.co.uk

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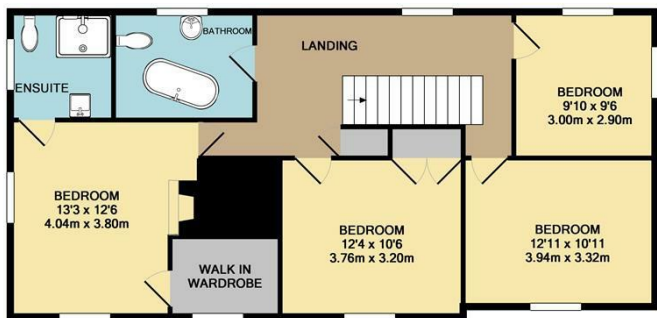
DIRECTIONS

From London M20 take Junction 11 B2086 towards Canterbury, turn left onto blind house lane and follow through into Sellindge. As you drive into the village there is a speed sign followed by a bus stop on your right with a seat and a green bin directly opposite there is a track between 2 properties. Take the private lane and drive along the unmade road past houses on your right and continue on round the left hand bend past further houses and land on the left which belongs to the house and the property will be found on the right hand side.

Offers in excess of £925,000

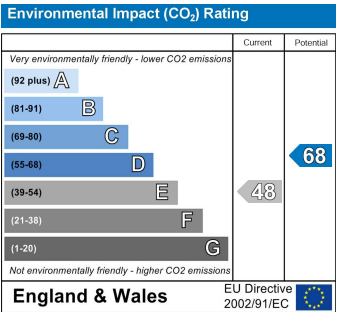
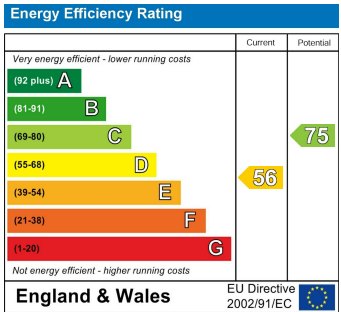


GROUND FLOOR
APPROX. FLOOR
AREA 1394 SQ.FT.
(129.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 854 SQ.FT.
(79.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2248 SQ.FT. (208.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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