



EQUUS

Country & Equestrian



1 PARK FARM COTTAGES



1 PARK FARM COTTAGES, Park Drive, Wrotham, Sevenoaks, Kent TN15 7BZ

A semi-detached equestrian property in just under 3 acres (TBV*) occupying a rural location with far reaching views from the rear and located at the end of a 'no through lane' within a private country estate with purpose built stable yard including 6 loose boxes, hay barn, store room and feed room, sand surface riding area and paddocks. N.B. A further parcel of adjacent pasture land extending to 14 acres (*TBV) is available to rent. For riding out the North Downs and Pilgrims Way are within convenient hacking distance and for those with competitive equestrian interests Speedgate and Eaglesfield show centres are within a 10 minutes driving distance. The cottage offers light and airy accommodation including: Spacious country kitchen/breakfast room, sitting room and dining room, 2 double bedrooms and 1 single, family bathroom, and separate shower room. NB. There is good scope to extend the property (subject to permissions). For commuting there are excellent connections to the M20/M2/M26 motorways and the nearest rail station is at Borough Green (1 mile) offering a 50 minute service into London Victoria and 35 Minute service to London Bridge.eip.

LOCATION & AREA AWARENESS

The property is situated around half a mile from Wrotham village which is adjacent to the Pilgrims Way and has several pubs as well as a small award winning 14C Inn. The larger village of Borough Green (approximately 1 mile away) offers a variety of shops, restaurants, public houses, churches, dentists, doctors, primary school, as well as mainline station offering services to Victoria, Blackfriars, Maidstone and Ashford International. The country town of West Malling with its charming restaurants, pubs and antique shops is around 4 miles and for more comprehensive shops and leisure facilities Sevenoaks town centre is around 6 miles away also with mainline rail station offering fast services (within 30 minutes) to London Bridge, Cannon Street and Charing Cross. The area is recognised for having a superb selection of both private and state schools including Wrotham School, Judd, Tonbridge Grammar School for Girls, Tonbridge School for boys and Walthamstow Hall for girls, Sevenoaks School and a range of preparatory schools. Golf is available at West Malling Golf Club (1.2 miles) London Golf Club (3 miles). The M20/M2/M26 motorways are a short drive away and the latter gives access to the M25 connecting to Gatwick, Heathrow and Stansted airports. Ebbsfleet and Ashford International stations connecting to the continent are also easily accessed via the M2 and M20 motorways.

ACCOMMODATION

PORCH - With space for boots/coats and some storage currently with tumble dryer.
KITCHEN/BREAKFAST ROOM - A spacious country style kitchen with room for large dining table. Protruding base units containing Range style electric cooker. Triple aspect to front rear and side, fully fitted with floor and wall units, inset sink with mixer tap above, space and plumbed for washing machine and dishwasher, space for American fridge/freezer. Double glazed stable door to side, wall mounted gas boiler, ceramic tiled floor, under stair storage cupboard.

SHOWER ROOM/CLOAKROOM - Walk in shower cubicle, low level WC wash hand basin, radiator, fully tiled walls, double glazed window to front, fully tiled walls and floor access to small loft space.

SITTING ROOM - Single aspect double glazed windows to front and feature electric fireplace.

DINING ROOM with feature electric fireplace.

INNER HALL - Double glazed door to rear garden, radiator, stairs to:-

FIRST FLOOR

LANDING double glazed window to side, access to the loft space.

BEDROOM 1 - Front aspect overlooking distant views of countryside. Range of fitted mirror fronted wardrobes and cupboard.

BEDROOM 2 - Rear aspect, range of fitted wardrobes.

BEDROOM 3 - Rear Aspect, range of fitted wardrobes and overhead lockers.

BATHROOM - Fitted suite comprising roll top slipper bath, WC, wash hand basin, double glazed window to front.

EQUESTRIAN FACILITIES

Horseshoe shaped stable yard on concrete base with power and water connected and adjacent horse box parking area. Currently with 6 stables with the largest being 16' x 12', five having grills between and roof lights as well as a hay barn all constructed by Olsen outbuildings.

SAND RIDING AREA: Located to the front of the house. Roughly 40m x 20m in size. N.B. this area could be suitable for installing a surfaced proper riding arena (subject to permissions).

LAND & GROUNDS

The cottage is entered from a private lane through a 6ft high timber gate with intercom with pedestrian side gate. Leading to a gravel drive which approaches the house and stable yard. There is ample room for parking several vehicles including a horse box. At the side is a patio area for alfresco dining and within the gardens there is also a 20ft x 10ft summerhouse. The whole enjoys open country views with the North Downs in the distance.

The whole site sits in 2.981 acres (TBV*). The paddock stretches away to the rear and is on a gentle slope with a fenced track around the perimeter.

*The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold

LOCAL AUTHORITY: Tonbridge & Malling / **TAX BAND:** E

PROPERTY TYPE: Semi-detached / **PROPERTY**

CONSTRUCTION: Brick under tiled roof



NUMBER & TYPE OF ROOM/S: 3 bds / 3 reception room / see attached floor plans.

PARKING: Off road / multiple

EPC RATING: E 46/84 - Certificate Number 6439-6627-2000-0235-1226

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

SERVICES

HEATING: LPG Gas / **SEWAGE:** Private drainage - Recent compliance report done / **WATER SUPPLY:** Mains / **ELECTRICITY SUPPLY:** Mains

HELPFUL INFORMATION

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

DIRECTIONS

From M26 take A20 London Road towards Wrotham, after 1 mile turn onto A227 Wrotham By Pass and after 200 meters turn left into a small lane sign posted 'Wrotham Park Private Road'. After 50 metres turn left onto farm access road. 1 Park Farm Cottage is the last cottage on the right.

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3. The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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VIEWING INFORMATION

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

Please ensure you follow the current Covid-19 property viewing protocols which can be found on <https://www.gov.uk/coronavirus>

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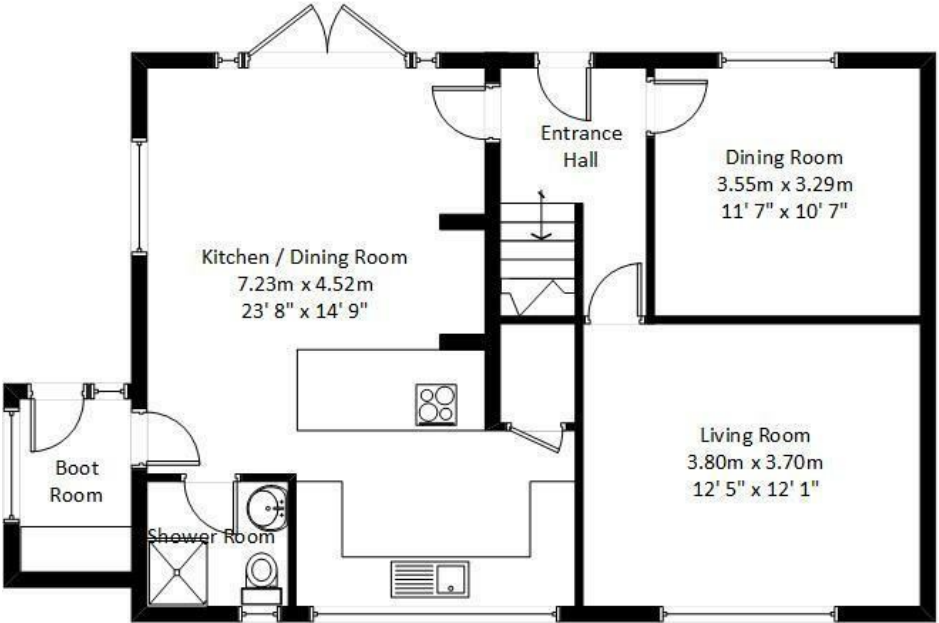
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Guide price £890,000

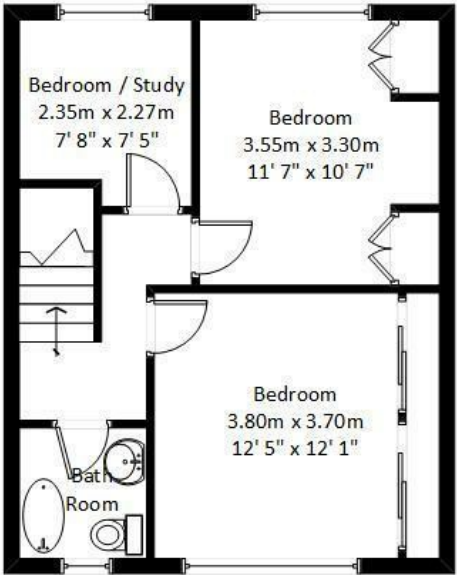


PFC - TN15

Gross internal floor area approximately 113.1 square metres (1218 square feet)



Ground Floor



First Floor

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.
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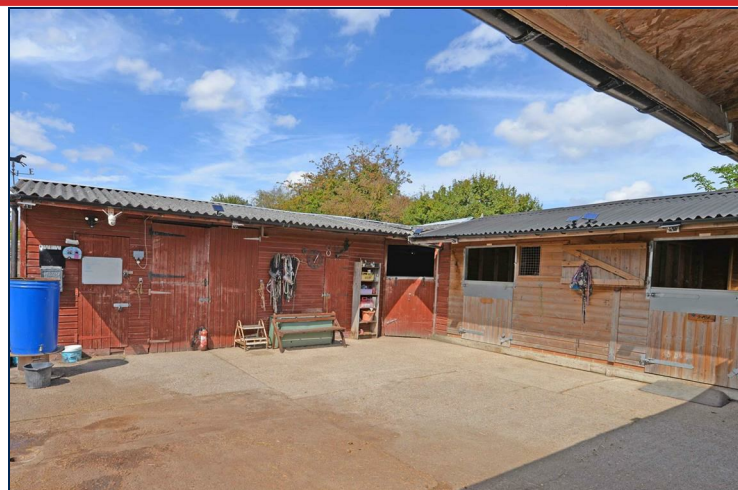


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO 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		
England & Wales		
EU Directive 2002/91/EC		

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