



EQUUS

Country & Equestrian



KIRBYGATE, 205



Kirbygate, 205, Lower Warren Road, Aylesford, Kent ME20 7EH

A location to buy for! A well presented detached country property set in it's own private rural oasis along a no through lane in established grounds and mixed woodland of just over 6 acres (*TBV). With elevated far reaching farmland views nestled into the South side of the Kent Downs (AONB) surrounded by a network of country walks, cycle trails and bridleways.

This recently refurbished and modernised family home includes 4 double bedrooms, 4 reception rooms, and 4 bathrooms/shower rooms and is ideal for enjoying the 'outdoor life' offering a get away from it all hobby smallholding opportunity yet conveniently set for shops/amenities at the nearby historic village of Aylesford as well as access to good commuting links provided by the M2 and M20 Motorways and fast rail links to London.

Although there is currently no land cleared for grazing horses, there is a livery yard at Kits Coty around one mile away offering an opportunity to keep your horse close to home and with direct riding out onto the north downs.

LOCATION & AREA AWARENESS

The property is situated in an Area of Outstanding Natural Beauty (AONB) and close to a Nature Reserve, near to the Blue Bell Hill hamlet of Kits Coty known for being the site of an ancient monument called Kits Coty House and known locally as Kent's little Stonehenge with ruins of two prehistoric burial chambers formerly covered by long earthen mounds and estimated to be some 6000 years old. For local shopping and amenities as well as schools including an infants and junior school is the picturesque historic village of Aylesford village also with a secondary school at Teapot Lane. The village is said to be one of the oldest continually occupied sites in England and possesses a 14th century ragstone bridge which is probably one of the most photographed and painted landscape features in Kent and there is no mistaking the antiquity of the houses overlooking the river Medway on both sides of the bridge. The village is built around a square with a range of Public Houses including the smallest, and possibly the oldest pub thought to date back to 1106 called the Little Gem. Also Cobtree Manor Park and Golf Course are nearby. For extensive shopping, amenities, schools and sporting/leisure facilities the County town of Maidstone is around 10 minutes drive. For commuting links there is easy access to the M2 and M20 motorways connecting to the M25 as well as fast rail commuting links to central London from nearby train stations in Maidstone, Rochester as well as

Ebbsfleet International station which provides an 18 min. service into London St Pancras.

ACCOMMODATION-refer to the floor plan

The current owners have extended the property while preserving many of its original features alongside the modern extension. The layout provides the option to convert the dining room or the spacious new studio/reception room into additional bedrooms, if desired. The extension capitalizes on the views and the location through the incorporation of large picture windows. Additionally, there is a pleasant outdoor covered terrace at the front with access via bi-fold doors from the studio/reception room. There is also a covered verandah that runs along the front elevation of the house which is an ideal sitting out area overlooking the valley views.

On the first floor there is a spacious landing with seating area featuring glazed bi-fold doors opening out to a balcony allowing for enjoyment of the rear garden throughout the year. Please refer to the enclosed floor plan for dimensions and layout.

LAND, GROUNDS & OUTBUILDINGS

The land extends to around 6.079 acres (*TBV), and includes a large timber constructed outbuilding currently used as a log / tool store, greenhouse, polytunnel and a garden shed. All of the grounds and land are designated as being within AONB (Area of Outstanding Natural Beauty). Over 2/3rds of the land is designated as being SSSI (Site of Special Scientific Interest).

*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

TENURE: Freehold

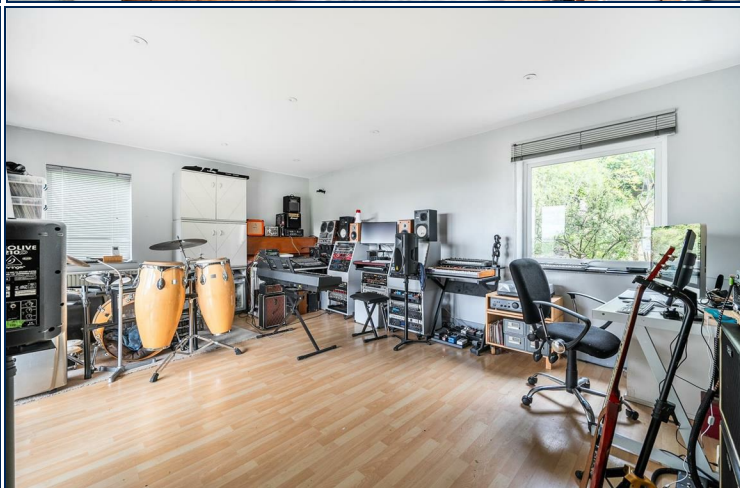
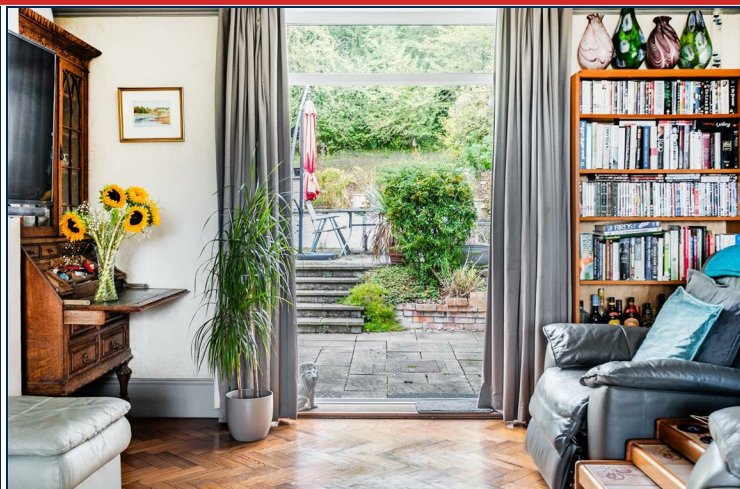
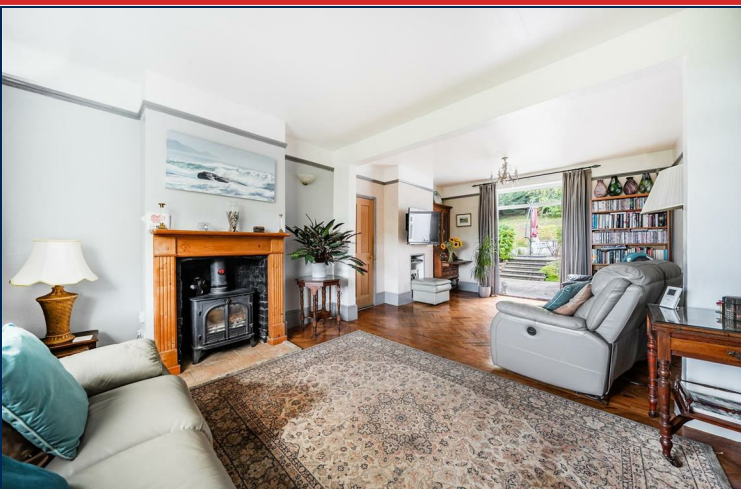
PROPERTY TYPE: Detached | PROPERTY CONSTRUCTION: Brick /block | NUMBER & TYPE OF ROOM/S: see attached floor plans | PARKING: Off road plus Garage | FLOOD RISK: Zone - No

LOCAL AUTHORITY: Tonbridge and Malling | TAX BAND: F

EPC RATING: F - 35/58 | Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>



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SERVICES

HEATING: Electric boiler with secondary Biomass and Solar photovoltaics zero carbon emissions | SEWAGE: Septic tank | WATER SUPPLY: Mains | ELECTRICITY SUPPLY: Mains also with Solar Panels and 30KW battery storage.

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.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>

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4. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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) details of

which will be provided by the Seller's Solicitors (N.B. VAT may be payable on such items).

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

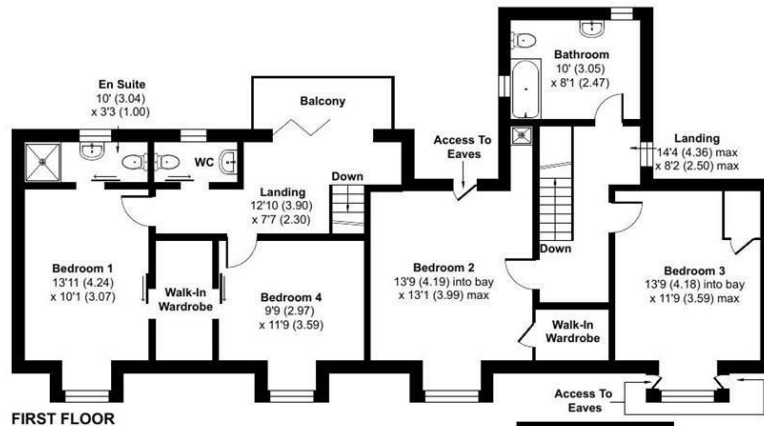
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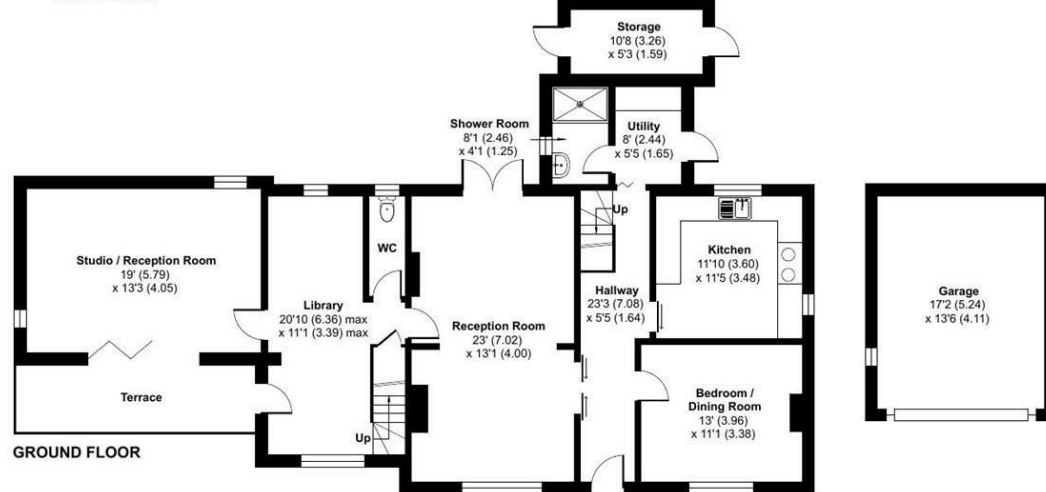


Guide price £1,175,000





Approximate Area = 2443 sq ft / 226.9 sq m
Garage = 232 sq ft / 21.5 sq m
Outbuilding = 56 sq ft / 5.2 sq m
Total = 2731 sq ft / 253.6 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). © nitchecom 2026. Produced for Equus Property. REF: 1510282



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		

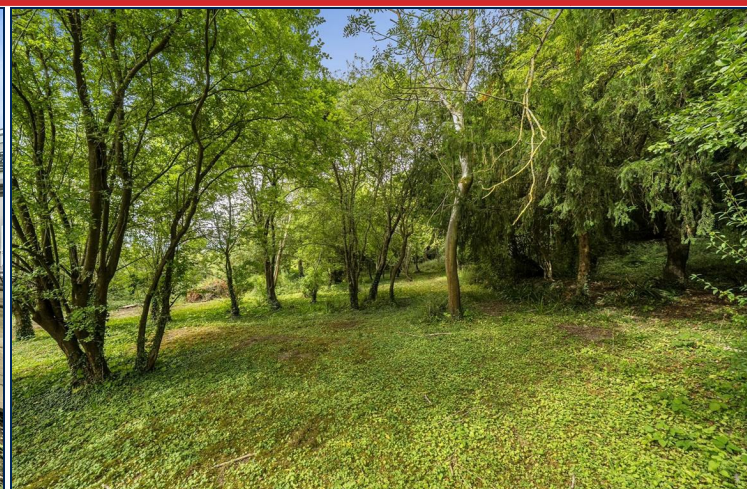
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