



# EQUUS

*Country & Equestrian*



Murrayfiled Bungalow



**S O L D - Refurbishment/Development opportunity- No Chain - A detached bungalow situated in grounds of around 0.4 acre (\*TBV) in a highly sought location on the rural fringes of Trottiscliffe village offering a superb countryside location near to the Pilgrims Way. The property was built in the 1930's and requires complete refurbishment/modernisation or could suit demolishing for a replacement dwelling (Subject to Planning Consents) or even a small development of houses (Subject to Planning Consents). The current accommodation includes: entrance hall, sitting room with fireplace, dining room, small kitchen, 2 bedrooms and family bathroom. Elevated off the lane and surrounded by it's own grounds, the property is approached from a private driveway to the front leading to a parking area with adjacent detached single garage. The rural yet not isolated location in which the property is situated offers a chance to enjoy a country lifestyle with the benefit of fast commuting links and access to good local amenities. N.B The neighbouring farmer has indicated that he may be prepared to rent out some adjacent grazing land for equestrian purposes if required.**

### SITUATION & LOCATION

On the outskirts of the ever popular, desirable Trottiscliffe Village which offers a village school, public houses, tennis courts, village hall and Grade 1 listed church. Near The Pilgrims Way off the peaceful and beautiful North Downs. Set back from a quiet lane yet only minutes away from road connections to London and the Continent (M20/M26). The towns of Maidstone, Tonbridge and Sevenoaks are convenient driving distance each offering a range of shops and amenities and there are a number of Secondary schools and Independent schools to choose from in the area. Golf clubs nearby include West Malling, Wrotham and The London Golf Club. For rail connections the nearest station is at Borough Green/Wrotham offering a direct service into Victoria (under an hour) or Sevenoaks Station offering a direct service into London Charing Cross (approx 40 minutes) or the High speed rail link at Ebbsfleet connecting to London st Pancras (under 30 minutes). For those with equestrian

interests Speedgate equestrian centre and retail outlet is around 10 minutes drive and Bell Euine veterinary clinic at Mereworth, W. Malling is around 20 minutes drive.

Bell Equine Veterinary Clinic, Mereworth. Excellent hacking, country walks and cycle trails directly from the property onto bridle ways and footpaths on the Pilgrims Way.

### LAND & GROUNDS

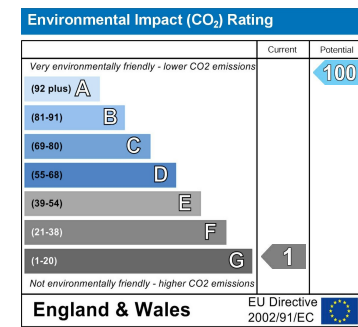
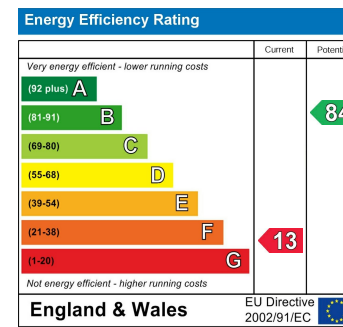
The acreage stated at the property is 'TBV - \*To Be Verified', which means that the land has not been measured formally by Equus and its sellers/clients other than by obtaining the Title Plan from Land registry with the acreage clearly marked where available. Interested applicants/buyers are advised that if they have doubts as to the plot size and wish to have verification of the exact size 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 boundary for a compliant Land Registry Title Plan.

### SERVICES & OUTGOINGS

TENURE: Freehold - LOCAL AUTHORITY: Tonbridge and Malling District Council  
 SERVICES: Mains drains, Immersion hot water, electric cooking.  
 TAX BAND: E  
 EPC RATING: G  
 PHOTOGRAPHS TAKEN: 2016  
 BROCHURE PREPARED: 2016

### VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors Agent  
 Equus Country & Equestrian, South East  
 T: 01892 829014  
 E: sales@equusproperty.co.uk



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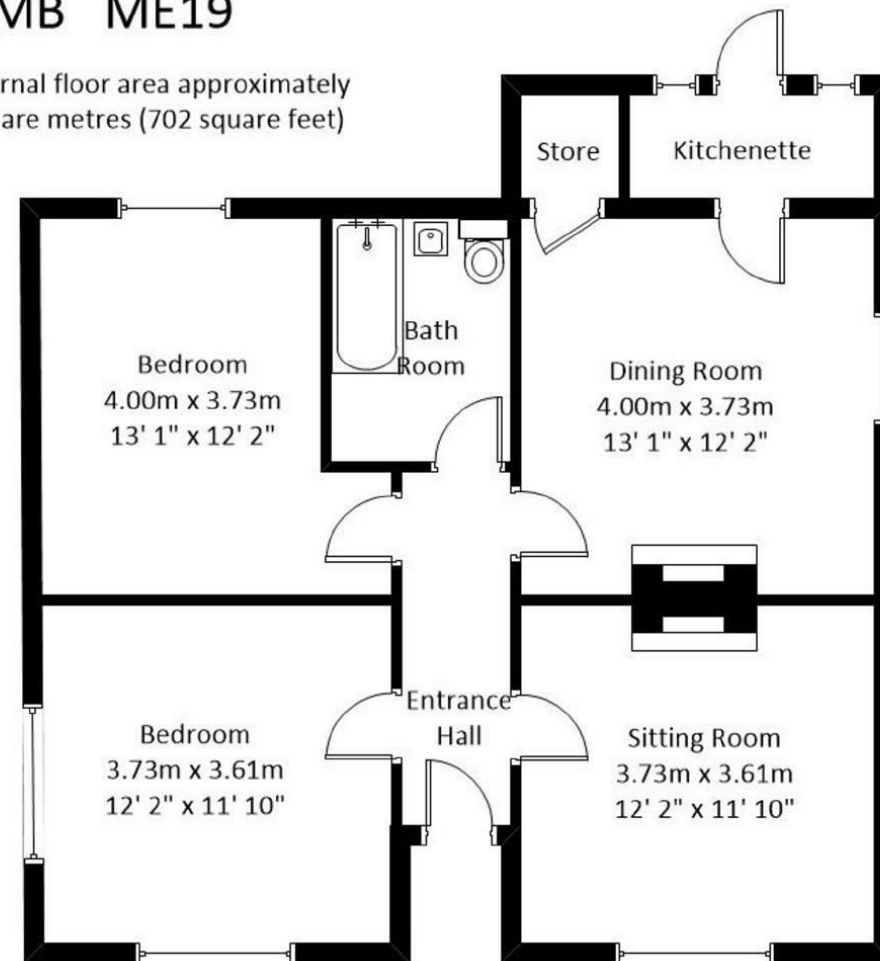


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## MB ME19

Gross internal floor area approximately  
65.23 square metres (702 square feet)



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](http://www.invictaepc.com) email: [rwood@invictaepc.com](mailto:rwood@invictaepc.com)



