



EQUUS

Country & Equestrian



YORK COTTAGE, KENT

York Cottage Kent

Spacious detached family home located off a country lane with views over open countryside to the front and rear accessed via a sweeping in and out driveway set in glorious grounds extending to around 3 acres (unmeasured) currently providing 4 bedroom accommodation (planning permission for extension providing 5th bedroom, dressing room & en-suite bathroom) & the further benefit of a detached outbuilding currently utilised as a games room but with potential for a 2 roomed annex. Immaculately presented throughout, the property provides spacious, light and airy accommodation set within fantastic gardens and grounds with the potential for the inclusion of stabling and a paddock extending to around 2 acres (unmeasured).

Accommodation: Sitting room, Dining room, Kitchen, Utility room, Conservatory, Master bedroom, 3 further bedrooms, Family bathroom.

Gardens /Outbuildings:

- Detached outbuilding (scope for 2 roomed annexe)
- Double garage (remote electronically operated up and over doors)
- Detached workshop measuring approx 30ft x 10ft with power and water connected.
- Detached summer house with potential for power to be connected.

Equestrian:

- Scope for the inclusion of stabling
- Potential to create a paddock of around 2 acres (unmeasured)
- Good local hacking/riding on Pilgrims Way
- Local Riding Centres including Cobham Manor

The whole is set in around 3 acres (unmeasured)

SITUATION:

- Located off a country lane on the outskirts of the hamlet of South Street.
- Far reaching views to the front and rear over countryside
- There is excellent walking and hacking in the local vicinity with numerous footpaths, bridleways and South Eastern Toll Rides.
- Local attractions include the Detling Show Ground, which hosts the annual Kent County Show and numerous other events, the Museum of Kent Life, Leeds Castle and countless museums and galleries in the nearby towns of Maidstone and Sittingbourne.
- About 7 miles from the County Town of Maidstone, providing extensive shopping and leisure facilities.
- The property is within convenient driving distances to the M20 junction 7 and M2 junction 5 with good rail links to London from the nearby towns of Maidstone and Sittingbourne and to the continent via Ashford International Station.
- Good local restaurants and public houses include The Dirty Habit and The Ringlestone at Hollingbourne and The Hook and Hatchet at Hucking.

DESCRIPTION:

An exceptionally well presented country property providing 4 bedroom accommodation and with planning permission for a 1st storey extension to incorporate a Master bedroom suite including en-suite bathroom and dressing room.

Points of particular interest include:

Immaculate decoration throughout.

Fully double glazed with leaded light UPVC windows.

Four double bedrooms with built in wardrobe storage to 3 bedrooms
Fantastic views from both the front and the rear of the property over surrounding farmland.
Conservatory affording wonderful views over gardens and ground and countryside beyond
Comprehensively fitted kitchen with built in electric over with separate utility room

OUTBUILDINGS:

- Detached outbuilding of block construction currently utilised as a games room but providing scope for a 2 roomed annexe (subject to planning permission) the rooms measuring approximately 40ft x 15ft and 10ft x 15ft.
- Double garage attached to games room with remote electronically operated up and over doors and further storage to the rear.
- Detached workshop of stone construction measuring approx 30ft x 10ft with power and water connected.
- Summer House with potential for power to be connected.

GARDENS AND GROUNDS:

The gardens and grounds at York House are a major feature and provide a fantastic area for outdoor entertainment with glorious rural views. Features include

- Sweeping in and out driveway providing parking for several vehicles
- Spacious lawned areas to the front of the property with flower and shrub borders
- Rear patio seating area leading directly from the conservatory.
- Well laid out formal gardens with spacious area of lawn interspersed with a variety of trees including sycamore, elder and poplar.
- Attractive flower and shrub borders
- Potential 2 acre (unmeasured) paddock currently forming part of the garden but laid entirely to grass with part post and rail fencing with mature trees to some of the boundary.

EQUESTRIAN INTERESTS:

Scope for the inclusion of stabling

Potential to create a paddock of around 2 acres (unmeasured)

Good local hacking on Pilgrims Way

Local Riding Centres including Cobham Manor offering a wide range of equestrian pursuits and competitions.

SERVICES:

- Mains electricity
- LPG Gas
- Oil fired central heating
- Mains Water
- Private Drainage

LOCAL AUTHORITY:

Maidstone Borough Council
Telephone 01622 602000

LOCAL INFORMATION:

Maidstone Tourist Information
Telephone 01622 696165

SCHOOLS AND EDUCATION: A wide range of upper and lower state and private schools are situated within the vicinity. For further information contact;
The Independent Schools Information Service (I.S.I.S.)

London and Southeast
Grosvenor Gardens House
33-35 Grosvenor Gardens
London
SW1W 0BS

Telephone 020 7798 1560
Fax 020 7798 1561
Email se@isis.org.uk
Website www.isis.org.uk/southeast



Viewing strictly by appointment with the Vendor's Agent Equus Country and Equestrian 0870 6093074

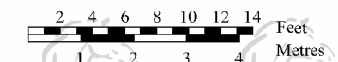
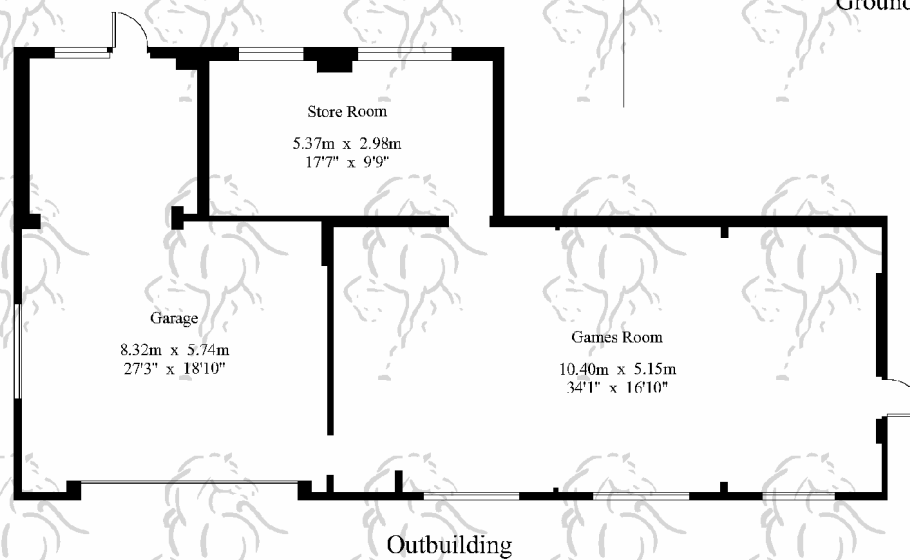
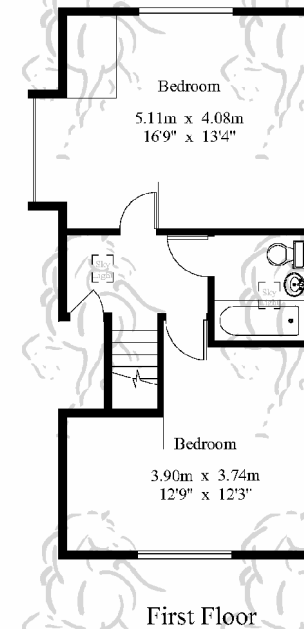
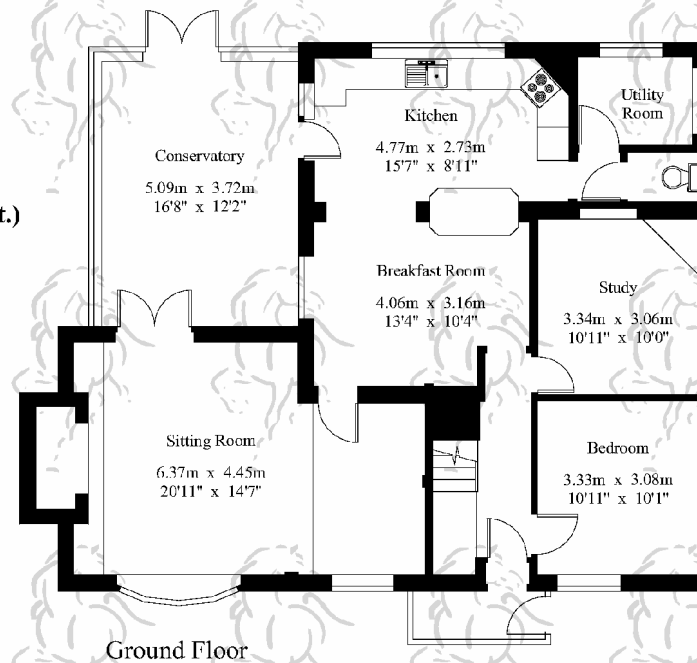
PROPERTY MISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained. We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.



York Cottage

Gross Internal Area - House : 162.5 sq.m (1749 sq.ft.)

Gross Internal Area - Outbuilding : 109.6 sq.m (1179 sq.ft.)



This plan is intended for guidance and layout purposes only. Not drawn to scale unless otherwise stated and all measurements are drawn to the nearest ten centimetres. Whilst every care has been taken in the preparation of this plan, please check all measurements and shapes before making any decisions reliant upon them. © 2004 Trueplan (UK) Limited (01892) 614 881