



EQUUS

Country & Equestrian



COOLING COURT



COOLING COURT, Cooling, Rochester, Kent ME3 8DF

Beautiful detached Grade II listed 4585sqft period residence set in around 1.53 acres (*TBV) of gardens plus paddocks and bespoke stable block. The property occupies a glorious countryside location near to historic Cooling castle yet is superbly accessible to road and rail commuting connections. The house itself dates from 1700 and is predominantly Georgian in its external styling. The elegant interior has been sympathetically updated with a new 21st Century extension incorporating a very large kitchen and dining area, offering a seamless mix of character and period features with modern contemporary fittings presenting a perfect family home as well as wonderful entertaining areas. Currently the property is configured to include 4 bedrooms and 4 reception areas over two floors but there is also potential to convert the second floor into a master suite living space (formerly the old servants' quarters).

LOCATION & AREA AWARENESS

The property is approached from a side entrance driveway into an elegant sweeping circular carriage driveway to the front affording a generous parking area. A further parking area and double garage is located to the side of the main driveway. Externally the generous mature gardens are interspersed with a variety of trees offering seclusion to the whole with a large natural pond which is a magnet for local wildlife. N.B. There is ample space within the plot to add leisure facilities such as a swimming Pool and/or tennis court (subject to permissions). The location will also appeal to those keen on country walks and 'wildlife watching' being next to the North Kent Marshes Nature Reserve and for off road riding there are bridleways nearby.

The property is situated near to Cooling village well known for its 14th century quadrangular castle which was built by the Cobham family, the local lords of the manor, to guard the area against French raids into the Thames Estuary. The historic city of Rochester and town of Strood are around 6 miles away both offering shopping facilities. The city of Rochester is probably best known for its associations with Charles Dickens and its attractive high street lined with a selection of period houses dating in the main from Georgian and Victorian times. Rochester is known for specialist shopping and active cultural programme and the area offers a good range of schools both in the independent and state sectors, including The King's School and separate boys' and girls' grammar schools, Gads Hill and Cobham Hall. There are good commuter services from the new Rochester station with journey times to London St Pancras from 36 minutes. The M2 (Junction 1) gives access to the M25

motorway network and also links with the Bluewater shopping centre and Ebbsfleet International station offering a 19 minute service into London St Pancras and direct 2 hour service to Paris.

ACCOMMODATION - refer to the floor plans

GROUND FLOOR -

ENTRANCE Period entrance door opening into: ENTRANCE HALLWAY Radiator. RECEPTION HALLWAY - Door to rear garden. Window to rear. Under stairs storage cupboard. Radiator.

DRAWING ROOM (currently used as a child's play room) - Twin sash windows to front. Brick fireplace with wood burning stove. Radiator. Arched opening to: STUDY/ SNUG.

SITTING ROOM 2 - Twin sash windows to front. log burner and surround. Radiator.

DINING ROOM - Sash windows to rear. Large built in period dresser and cabinets. Oil fired Aga.

KITCHEN AND BREAKFAST ROOM - Superb recently extension recently built to a very high standard. Fully vaulted twin pitched roof with glass panes allowing plenty of light. Fitted kitchen incorporating NEFF equipment, x2 ovens, steam oven, combination microwave. Induction hob with outside extractor. A large breakfasting island also incorporates a drinks fridge. The whole with stone worktop. Under floor heating throughout.

LAUNDRY / WALK IN LARDER Window to side. Fitted storage shelving. Radiator.

GROUND FLOOR CLOAKROOM WC Large room which would lend itself to also incorporate a walk in shower. Sash window to rear. Wash hand basin. Radiator.

CELLAR Accessed externally. Power and light.

STAIRCASE TO FIRST FLOOR

LANDING with Radiator.

BEDROOM - Sash window to rear. Fireplace opening. Built in storage cupboards. Radiator

FAMILY BATHROOM - Sash windows to rear. Newly refurbished and fitted with walk in shower. Slipper bath, WC and wash hand basin. Feature exposed brick wall.

BEDROOM Sash window to side. Fireplace opening. Radiator. Built in storage cupboards.

BEDROOM Sash windows to front. Fireplace opening with tiled surround. radiators. Built in storage cupboards.

BEDROOM Sash windows to front. Fireplace opening with tiled surround. Radiator. Built in storage cupboards.

NURSERY- Sash window to front. Ideally suited to convert into a Jack & Jill bathroom/shower room/WC etc.



STAIRCASE TO SECOND FLOOR

An open plan second floor extends to approx. 1400sq ft and is perfect to convert into further accommodation possibly as a master suite with bathroom and his and hers dressing areas. There are currently windows to sides and original partition wall framing with fully insulated roof

STABLES & GARAGE-refer to the plans

STABLE BLOCK - Bespoke pitched roof stable block on concrete with fenced concrete apron and gates from garden and into paddocks. Power and lighting laid on. Hot water on the yard hose/tap. 2 LOOSE BOXES, fully lined with ply. **HAY STORE.** **TACK ROOM.**

DOUBLE GARAGE - Brick garage with electric up and over metal door. Fully concreted floor, Power and lighting. Water tap on the outside. Parking to the front and to one side.

LAND & GROUNDS

The gardens are arranged to the front, side and rear and are mainly laid to lawns interspersed with fruit trees. A natural pond lies between the house and the approaching country lane. There are also two paddocks and an area of orchard.

The overall site is approx. 1.532 acres (*TBV). This includes the pastureland and orchard. 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, at their own cost, by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

HELPFUL WEBSITES

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

SERVICES & OUTGOINGS

TENURE: Freehold

LOCAL AUTHORITY: Medway District Council

SERVICES: Oil central heating. Private shared drains. Mains water.

TAX BAND: G

EPC RATING - Grade II listed property - Exempt.

OUTBUILDING/S SERVICES:

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

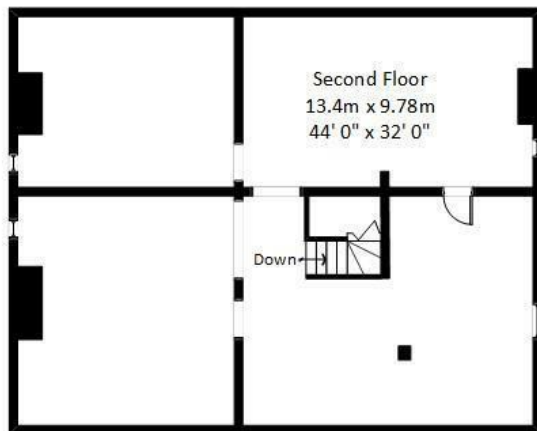
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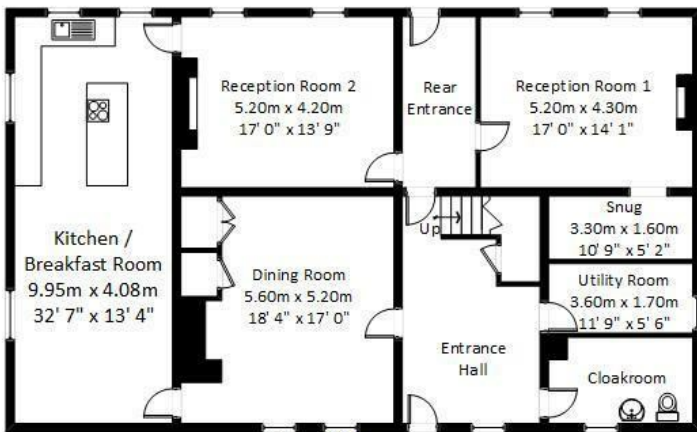
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DIRECTIONS

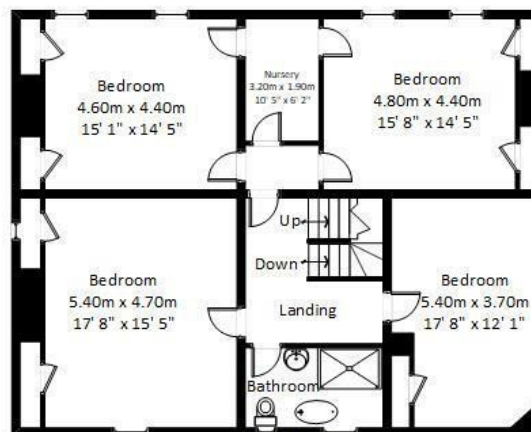
Proceed North down B2000/Town Road. At mini roundabout take the third exit. Follow winding lane around to Cooling Castle. Opposite the Castle Barn wedding venue turn right. (Island in middle of entrance signed for Cooling Ct.) Proceed half a mile down the lane and property is on the right. Set back from the road with a pond along side the lane.



Second Floor



Ground Floor



First Floor

CC - ME3

Gross internal ground floor area approximately 169.0 square metres (1820 square feet)

Gross internal first floor area approximately 128.5 square metres (1382 square feet)

Gross internal second floor area approximately 128.5 square metres (1383 square feet)

Total gross internal floor area approximately 426.0 square metres
(4585 square metres)



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		

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.

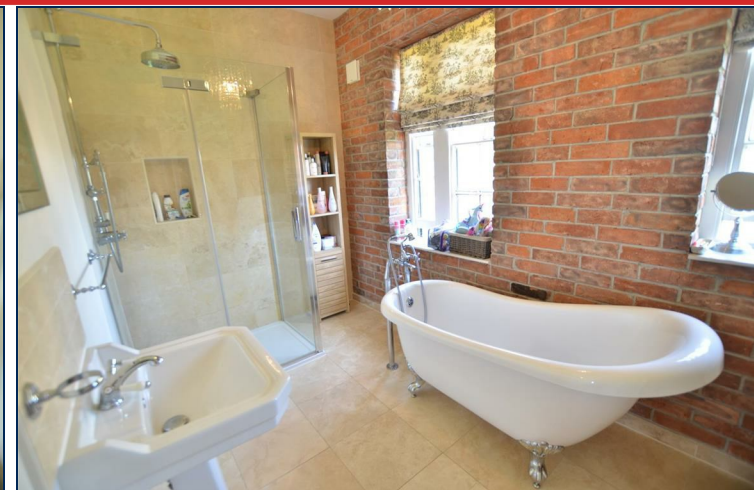
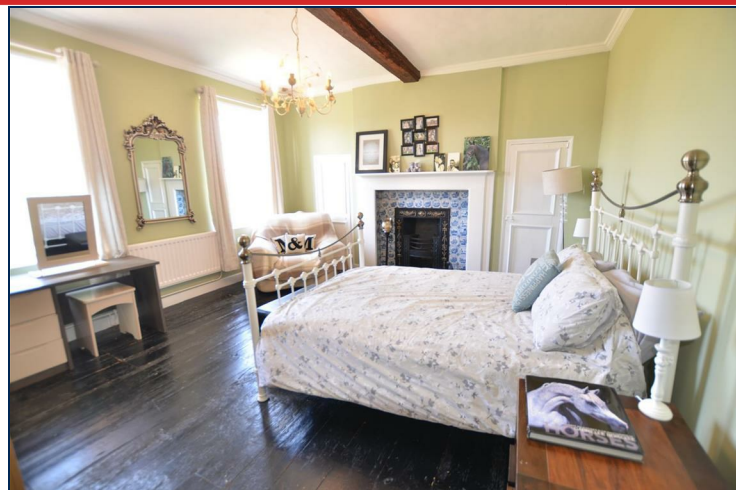
Invicta EPC

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