



# EQUUS

*Country & Equestrian*



ROSE COTTAGE





## ROSE COTTAGE, Kings Lane, Tonbridge, Kent TN12 9PP

**SOLD** - A detached character property (unlisted) enjoying rural views and benefiting from 4 acres (\*TBV) of grounds and pasture with good opportunities to add equestrian facilities and extending (Subject to permissions / consents). Situated along a country lane in a charming hamlet, the property is ideal for those seeking a rural yet accessible location being just a short drive of the villages of Marden (mainline station to London), Horsmonden & Yalding each with a range of amenities.). The gardens are set mainly to the rear and include several areas of interest for relaxing and Al Fresco dining and offer views over the pasture and farmland beyond. The property is approached from the front via a driveway with parking area and garage. A set of further double gates then lead to direct access to the land to the rear. NO CHAIN

### AREA AWARENESS & LOCATION

The property is situated in a small rural hamlet along a country lane yet benefits from good local amenities being within a short drive at the villages of Marden, Horsmonden and Yalding which provide for everyday needs: post offices, libraries, doctor's surgery/dispensing clinic. Collier Street Primary school is nearest and enjoys an excellent reputation. The area is well served by secondary schools in Tonbridge, Paddock Wood and Maidstone (including a number of outstanding grammar schools). Marden and Paddock Wood both have mainline stations providing regular services to London Charing Cross and Cannon Street, taking approximately 50 minutes. The popular town of Tonbridge is approximately 10 miles distance and offers a comprehensive range of shopping, leisure and sporting amenities as well as first class state and private upper schools within the locality. For road access to the M25, M26 and M20 convenient links can be gained via the A21 and A228 trunk roads each around 15 minutes distance. For those with equestrian interests there is hacking around country lanes in the vicinity and on local farmland by permission. The nearest equestrian venue is Duckhurst Show Centre at Staplehurst (approx 8 miles distance) and Bedgebury Forest offering miles of off road riding is around 9 miles horse box distance.

### ACCOMMODATION - refer to the floor plan

**PORCH** - Windows to either side of the front door with cupboards below.

**SITTING ROOM** - L Shaped sitting room with double aspect lead light windows to front and rear. Large open brick built fire place with Bressumer beam over and brick hearth. Ceiling with exposed beams to ceiling and walls. Under stairs cupboard, Radiators x 3. Latch batten door to lobby.

**LOBBY** - Window to rear and stable door to side garden. Ceiling with exposed beams, radiator. Door to

**CLOAKROOM** - WC/Wash hand basin window to rear, ceiling with exposed beams.

**DINING ROOM** - Double aspect lead light windows to front and side, brick built fireplace with wood burning stove and tiled hearth. Exposed beams to ceiling and inset spot lights. Radiators x 2

**KITCHEN ONE** - Ceiling with glazed sky light and window to side with doors to rear garden. Fitted kitchen with a range of wall and base units with work surface over. Built-in eye level double oven and microwave. Four ring induction hob with hood and extractor over. Inset single drainer stainless steel sink unit with mixer tap. Integrated dishwasher, washing machine and fridge freezer, tiled flooring.

**SECOND KITCHEN** - Second kitchen is off the sitting room. Windows to rear. Fitted kitchen with a range of wall and base units with work surface over, inset single drainer sink unit with mixer tap, electric 4 ring hob with hood and extractor over, built in eye level oven, integrated washing machine and under stairs cupboard. Exposed beams to ceiling with inset spot lights, tiled flooring.

**FIRST FLOOR** - Loft access and small landing to **FAMILY BATHROOM** - Window to rear, WC, panelled bath, wash hand basin, radiator. Exposed beams to wall. Cupboard housing hot water tank.

**BEDROOM 2** - Window to front, radiator, built in wardrobe.

**BEDROOM 3** - Window to front, radiator.

Second Set of Stairs to First Floor

**BEDROOM 1** - Double aspect windows to front and side. Exposed beams to ceiling, radiator. Built in wardrobe.

**EN-SUITE SHOWER ROOM** - Windows to rear. Double shower cubicle, wash hand basin, WC. Inset ceiling spot lights, radiator.

### LAND & GROUNDS

**FRONT GARDEN** - Gravelled driveway for approximately two cars and garage with double doors power and light. Double gates leading to further parking and car port with door to the



garage. Parking available on the other side of the house. Large wooden double gates giving access to the land at the rear of the property. REAR GARDEN - part patio and grass with rural views.

The whole site sits in approx. 4 acres including the house and, private gardens and main rear plot. The main plot has had an assortment of specimen trees and shrubs plants in different place. Should you require a 'clear' grazing plot it would be possible to 'root ball' the trees and move them to the boundaries. A secondary access is available from the lane which leads straight into the paddock area. Furthermore, the whole plot has been fenced with chain link fencing and is secure. The boundary on the northern side of the property includes half the drainage ditch. 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. Where available a Title Plan from Land registry will have been acquired showing the boundary and acreage. Otherwise an online measuring tool will have been used to 'check' the area/acreage where possible. Interested applicants/buyers are advised that if they have any doubts as to the plot acreage/area/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.

### SERVICES & OUTGOINGS

TENURE: Freehold

LOCAL AUTHORITY: Maidstone Borough Council

SERVICES: Private drains. Oil central heating (New boiler etc jan 2020. Electric ceramic hob.

TAX BAND: G

EPC RATING: E

### 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](http://www.goodschoolsguide.co.uk) -

[www.homecheck.co.uk](http://www.homecheck.co.uk)

[www.floodrisk.co.uk](http://www.floodrisk.co.uk) - [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) -

[www.landregistry.gov.uk](http://www.landregistry.gov.uk), [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk),

[www.ukradon.org](http://www.ukradon.org)

### 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](mailto:sales@equusproperty.co.uk)

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GROUND FLOOR  
APPROX. FLOOR AREA  
849 SQ. FT.  
(78.92 SQ. M)

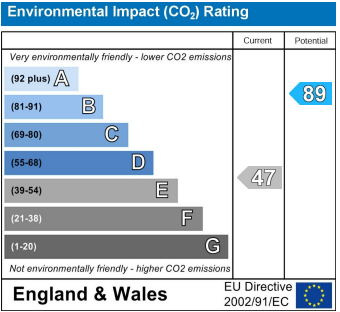
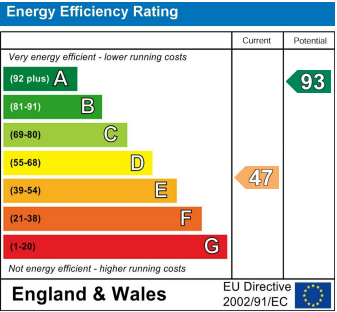


FIRST FLOOR  
APPROX. FLOOR AREA  
519 SQ. FT.  
(48.18 SQ. M)

TOTAL APPROX. FLOOR AREA 1368 SQ.FT. (127.10 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

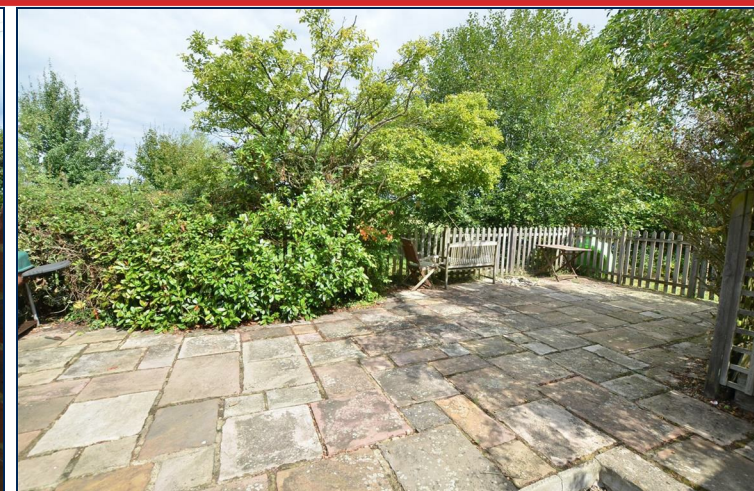
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