



EQUUS

Country & Equestrian



ASH TREE COTTAGE

ASH TREE COTTAGE, Cudham Lane South, Sevenoaks, Kent TN14 7QB



S O L D 2019 - A detached character property (unlisted C.1890's) set within its own grounds and pasture of approximately 10.5 acres(*TBV) occupying a desirable semi-rural location in the heart of Cudham village offering the 'best of both worlds' for those seeking a country lifestyle yet requiring good commuting and local amenities on the doorstep. A range of outbuildings within the plot include: A TIMBER FRAMED BARN - located to the rear and within the curtilage of the garden (currently split into two), a small complex of POLE BARNS and a further DILAPIDATED OUTBUILDING. There is considered good scope within the garden area and adjoining land to add equestrian facilities such as stabling and a riding arena and/or leisure facilities (subject to permissions). The cottage itself is in need of total refurbishment but offers a great template for those seeking a project. No Chain.

LOCATION & AREA AWARENESS

The property is situated in the heart of Cudham which has long been regarded as an ideal location with its distinctly village/semi rural feel yet being conveniently close to amenities with easy access to Green Street Green, which provides a good range of day to day facilities including a Waitrose supermarket. Orpington, Bromley and Sevenoaks are all close-by, providing a broader range of shopping and leisure amenities. The area benefits from a number of highly regarded state and private schools, golf and sporting facilities and for those keen on outdoor pursuits such as walking, cycling and horse riding, the North Downs way is easily accessed nearby. For commuting links to London by road and rail the journey times are excellent with several stations to choose from (each offering approx 30 minutes service into the Capital) The M25 is also easily accessible via Junction 4 allowing easy access to other motorway networks, the Dartford River Crossing and Bluewater Shopping Centre, together with both Gatwick and Heathrow Airports.

ACCOMMODATION-refer to the floor plan

The property has never been on the market and in the same family for generations and although there has been some recent upgrades (new central heating), the whole is in need of refurbishment and subject to planning, extending to the rear to potentially accommodate an upstairs bathroom and

further bedrooms etc. No previous applications have been made to the local authority and the property will be sold as it is and not pending any approved applications.

GROUND FLOOR - small inner HALL leading to a DINING ROOM with fireplace. SITTING ROOM under stairs cupboard and fireplace. KITCHEN - assorted base and eye level units, space for cooker, stainless steel sink and drainer. family bathroom - WC/ bath and wash hand basin. new boiler on the wall.

FIRST FLOOR - stairs leading up from the front door to BEDROOM 1 and BEDROOM 2. Fireplace visible in one of the bedrooms.

OUTBUILDINGS

BARN - located to the rear and within the curtilage of the garden a timber framed barn. Currently split in to two.

POLE BARNS - a small complex of pole barns currently used for shelter for the horses.

OUTBUILDING - further dilapidated building close to the pole barns.

LAND & GROUNDS

FOOTPATH: There is a public footpath which runs across the furthest field from the local recreation ground from a NNW to SSE direction. The whole site sits in approx 10.5 acres (*TBV).

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.

SPORTING & MINERAL RIGHTS: The sporting and mineral rights are included in the sale so far as they are owned or exist. RESTRICTIVE COVENANTS: The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these or not.



WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to all Rights of Way, public and private, which may affect the property.



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: Bromley Borough Council, London Borough of Bromley

SERVICES: Mains gas. Gas central heating. Mains drains.

TAX BAND: E PROPERTY REF NUMBER 10141770824000

EPC RATING: E 54/105

OUTBUILDING/S SERVICES: Barn has power

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

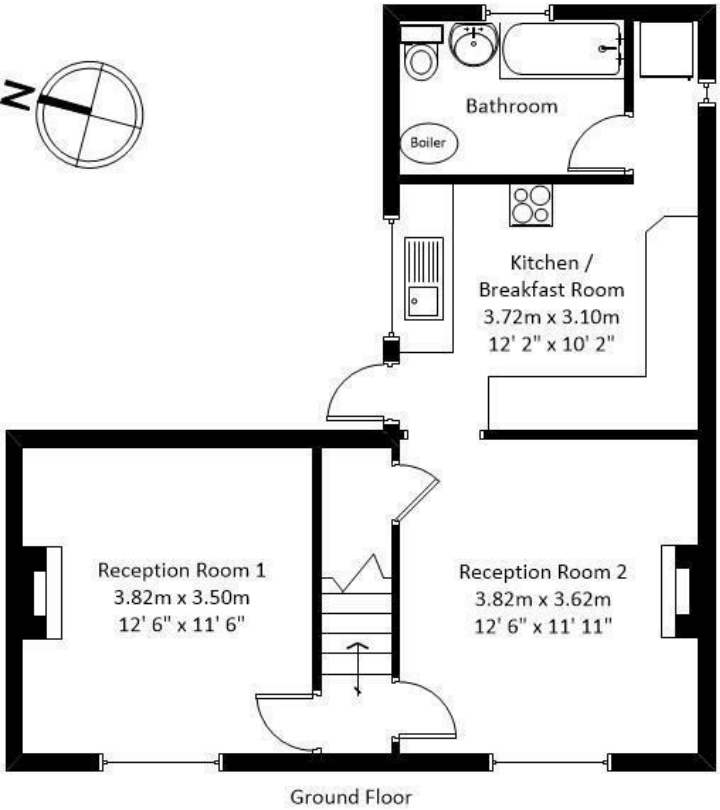
W: www.equusproperty.co.uk

DISCLAIMER: All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property. By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or supervised at all times. Livestock should not be touched and all gates left shut or closed after use.

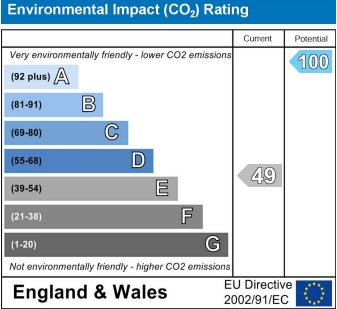
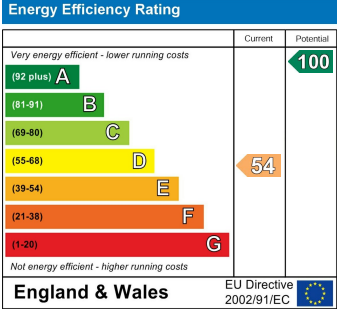
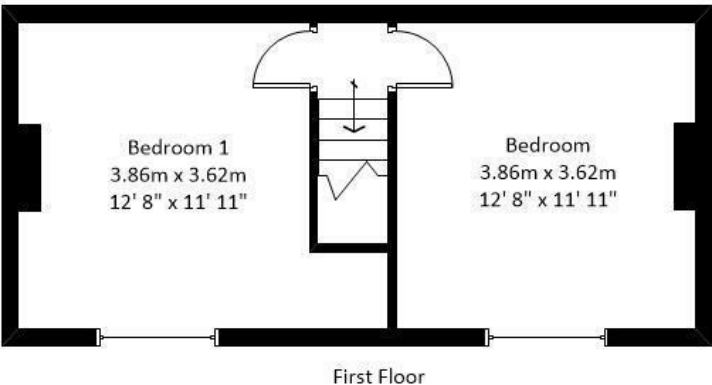


Offers in the region of £950,000

ATC - TN14



Gross internal floor area
approximately 84.24 square metres
(906 square feet)



PROPERTYMISDESCRIPTION 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.

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



A member of



PrimeLocation.com

UKLAND and
FARMS.co.uk