



EQUUS

Country & Equestrian



THE GRANGE

THE GRANGE Southernden Road, Headcorn, Ashford, Kent, TN27 9LL

S O L D - 2022 - Newly built link- detached 3 bedroom property in a plot of under 1 acre (*TBV), set off a country lane within a farmstead of a newly built complex offering the chance to upsize from just having a garden to buying a first time country property with land. The spacious single storey accommodation includes a wide entrance hall leading into the glorious open plan living space which includes newly built kitchen, dining area and large sitting area with bifold doors adding a great sense of spaciousness and light to the interior as well as open views of the grounds to the rear. There are 3 bedrooms (1 en-suite) plus family bathroom. Outside there is a parking area to the rear for vehicles/Horsebox. The total size of the plot extends to 0.82 acres (*TBV) of which the paddock area amounts to 0.63 acres (*TBV) with the balance being laid out as garden and house etc. There is scope within the pastureland to add stabling (subject to permissions). For those keen on off road hacking, dog walking or cycling there are a number of toll rides, footpaths and cycle trails nearby. For local facilities and amenities the picturesque village of Headcorn is around 1.7 miles away and boasts a thriving high street of local shops and amenities as well as a mainline railway station connecting to London Charing Cross/ Cannon Street in around one hour.



ACCOMMODATION - refer to the floor plan

Single storey interior in openplan layout - SITTING ROOM and DINING AREA into a newly installed KITCHEN - with bi-fold doors opening out to with lovely rear views.
3 BEDROOMS (1 with en-suite shower room)
FAMILY BATHROOM -

LAND & GROUNDS

The whole is approx. 0.82 acres (*TBV). The level pasture is approx. 0.63 acres (*TBV). There is an area for car parking to the rear and a rear raised garden. 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.

SERVICES & OUTGOINGS

TENURE: Freehold
LOCAL AUTHORITY: Maidstone Borough Council
SERVICES: Private shared drainage for whole complex.
Central heating - LPG gas under floor heating
TAX BAND: Not set by local authority. Awaiting final sign off once build works are complete.
EPC RATING: E 50/86

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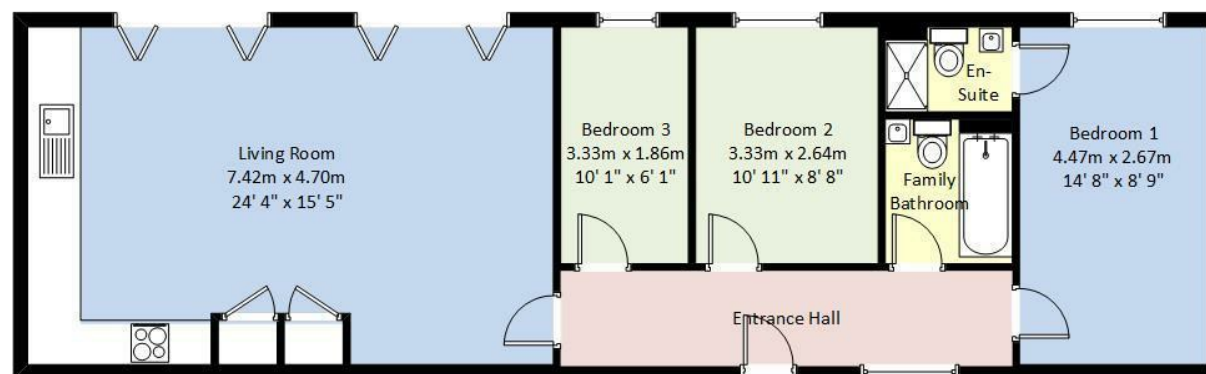
Guide price £475,000





TG - TN27

Gross internal floor area approximately 81.0 square metres (872 square feet)



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 50 | |
| (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 | | 98 |
| (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.
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