



EQUUS

Country & Equestrian



2 BOUTS CORNER COTTAGE

2 BOUTS CORNER COTTAGE, South Ash Road, Sevenoaks, Kent TN15 7EL

SOLD - A very well-presented semi-detached 4-bedroom property situated in a rural location in spacious grounds with stable block and paddock in all 1.22 acres (TBV), located in a popular country and equestrian area with local amenities provided in the nearby village of Ash and also with good access to road and rail commuting links to London/M25/M20. The accommodation comprises: entrance hall, cloakroom, sitting room, kitchen/dining room, utility room and family room / bedroom four with en-suite shower room on the ground floor, and three bedrooms and a family bathroom on the first floor. Outside the gardens and grounds wrap around the property offering good seclusion with adjoining well maintained level paddocks and a recently erected stable block including 2 loose boxes with hay barn (currently used for gym and for storage etc). For those with competitive equestrian interests Eaglesfield and Speedgate competition centres are each a short horse box distance away. There are also a range of bridleways in the area allowing for off road hacking as well as numerous footpaths for dog walkers and keen ramblers also connecting to the North Downs/Pilgrims Way. Ash village has a church, public houses, petrol station and garden centre and nearby New Ash Green, West Kingsdown, Wrotham & Borough Green have primary schools, church and public house. The bustling village of Borough Green (4miles away) has a wide range of shops and restaurants as well as main line station with services to London Victoria. For more comprehensive range of shopping and leisure facilities Sevenoaks town centre is around 10 miles away and also has a main line station (with services to London Bridge, Charing Cross and Cannon Street). Motorway access to the M20/M26 is approximately 3.8 miles away.

LOCATION & AREA AWARENESS

Set back off the lane, screened by hedgerows and large trees and good front access and parking to the property. The popular village of Ash offers: public house, church and the prestigious London Golf Club. Local shops can be found in New Ash Green which also has a coach service to London. Longfield with its shops and main line station (with services to London Victoria). Ebbsfleet International (with fast services to London St Pancras), Bluewater Shopping Centre is approximately 7.5 miles away. Sevenoaks town centre with its comprehensive shopping and leisure facilities and main line station (with services to London Bridge, Charing Cross and Cannon Street). Access to the M25/M20/M26 is also nearby

ACCOMMODATION refer to the floor plan

CANOPIED ENTRANCE - Pitch and tiled. Part double glazed door to entrance hall.
Entrance Hall - Built-in cupboard. Door to under-stairs cupboard. Down-lighters to coved ceiling. Tall designer radiator. Oak flooring. Doors to staircase, family room/bedroom four, sitting room, cloakroom and multi-paned

doors through to kitchen/dining room.

CLOAKROOM - White suite comprising: close coupled WC and pedestal wash-hand basin with mixer tap. Built-in cupboard. Down-lighters to ceiling. Towel-rail radiator. Oak flooring.

SITTING ROOM - windows to front with rural views. Brick fireplace with brick hearth and oak mantelpiece. Radiator. Oak flooring.

KITCHEN & DINING ROOM - window to rear and double doors with views over garden to paddock. Fitted kitchen comprising: cream Shaker style fronted wall and base units with solid oak worktops with Travertine stone tiled splashbacks. Inset one-and-a-half stainless-steel sink with mixer tap. Inset four ring ceramic hob with extractor hood above. Built-in oven and built-in microwave oven. Integrated appliances including: fridge, freezer and dishwasher. Down-lighters to coved ceiling. Radiator with cover. Travertine stone tiled floor with under-floor heating to kitchen area and solid oak flooring to dining area. Door to utility room.

UTILITY ROOM - window to rear and door to rear leading to garden. Range of cream Shaker style fronted wall and base units with solid oak worktops. Inset stainless steel sink with mixer tap and drainer. Space for washing machine. Door to boiler cupboard housing floor mounted oil fired boiler with shelving above. Travertine stone tiled floor.

BEDROOM FOUR / FAMILY ROOM / OFFICE - window to front with views and window to side with views over the garden to the paddock. Coved ceiling. Radiator. Fitted carpet. Door to en-suite shower room.

EN-SUITE SHOWER ROOM - White suite comprising: large shower cubicle with glass sliding door, wall mounted wash-hand basin with towel-rail below and wall mounted WC with concealed cistern. Down-lighters to ceiling. Extractor fan. Part Travertine stone tiled walls. Towel-rail radiator. Travertine stone tiled floor.

FIRST FLOOR

Part Galleried Landing - window to side. Hatch to loft. Coved ceiling. Radiator. Fitted carpet. Doors to bedrooms and bathroom.

BEDROOM ONE - window to front with pleasant rural views and windows to rear with views over garden to paddock. Period cast iron fireplace. Built-in wardrobe. Radiator.

BEDROOM TWO - window to rear and Velux roof-light window to side both with views over garden to paddock. Built-in wardrobe, radiator.

BEDROOM THREE - window to front with pleasant rural views. Access to eaves. Radiator.

BATHROOM - Velux roof-light window to side with pleasant views over garden to paddock. White suite comprising: a large tiled shower cubicle with sliding doors, roll top bath with claw feet and separate mixer tap above, close coupled WC and pedestal wash-hand basin with mixer tap. Down-lighters and extractor fan to ceiling. Part travertine stone tiled walls and travertine stone tiled floor. Period style radiator with incorporated towel-rail.





EQUESTRIAN FACILITY

Recently built PRIME stables on concrete base with large front concrete apron and central drain and extended canopy with timber stanchions. Power and water connected. Side access points, pedestrian gate and 12ft 5 bar gate access to paddocks. STABLES - 2 LOOSE BOXES each 12ft x 12ft fully lined (currently used for Gym equipment and storage). attached HAY BARN 12ft x 12ft (unlined). All unused by Horses.

LAND & GARDENS

Tarmac driveway providing parking for a number of vehicles. Double gates leading to rear garden and parking space (ideal for a caravan or horse box). Further double gates off drive to front part of paddock area and access for farm machinery. The front garden is mainly laid to lawn with borders stocked with a variety of flowering plants and shrubs, and trees. To the rear there is an Indian sandstone paved patio and path leading to the stables and hard standing plus Timber shed. Fenced boundaries with three gates leading to the paddock with a timber field shelter.

The whole site is approx 1.22 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.

SERVICES & OUTGOINGS

TENURE: Freehold

LOCAL AUTHORITY: SEVENOAKS DISTRICT COUNCIL

SERVICES: Mains Electricity. Oil fired central heating. Mains Water. Private Drainage.

TAX BAND: E

EPC RATING: E 51/80

STABLING SERVICES: Lighting / power / water.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West

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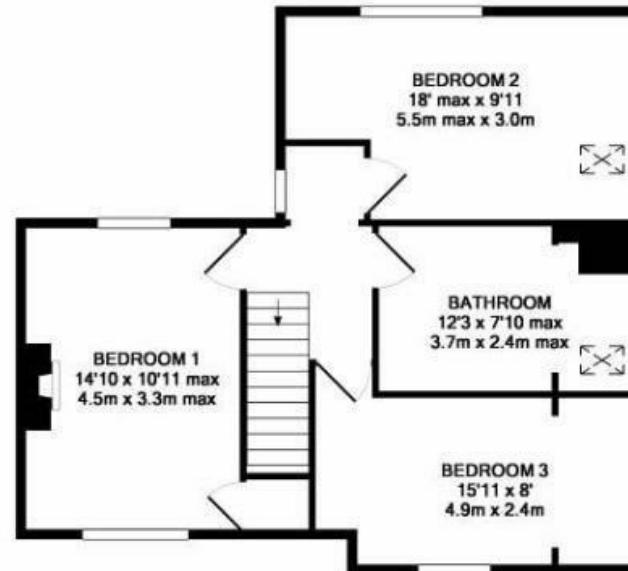
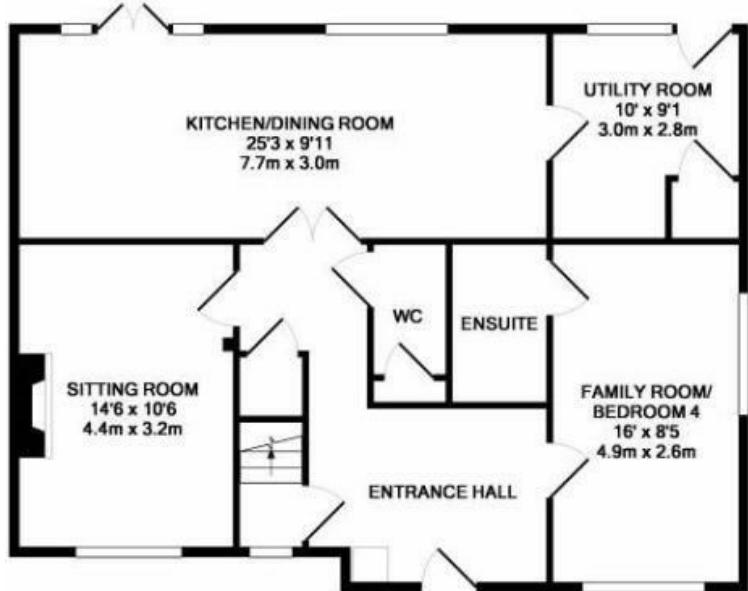
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POA





TOTAL APPROX. FLOOR AREA 1518 SQ.FT. (141.0 SQ.M.)



Energy Efficiency Rating	
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	
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	
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