



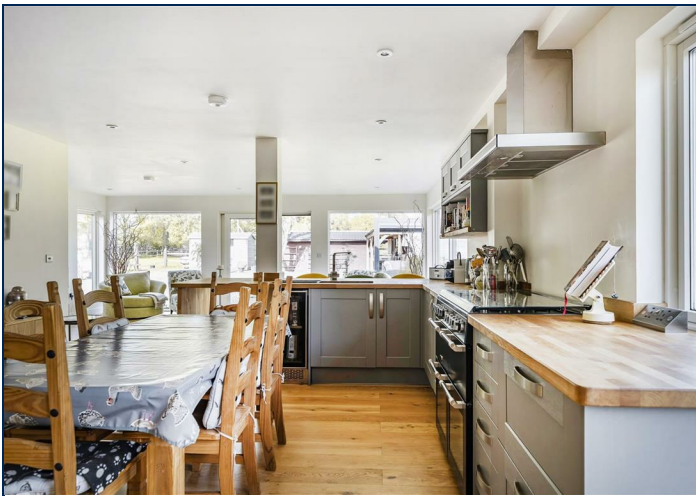
# EQUUS

*Country & Equestrian*



PENARE





# PENARE, Forge Lane, Egerton, Ashford, Kent TN27 9EJ

**S O L D** - Country & Equestrian Property. Immaculate Inside and Out! An impressive, detached Scandia-Hus with voluminous living spaces set in 1.85 acres (\*TBV) with well laid out and presented equestrian facilities including a 20m x 40m riding arena, stables with all-weather post and railed pens to the rear, further all-weather turnout paddocks and 3 well maintained grass paddocks.

This stunning eco-friendly, energy efficient and sustainable family home was recently built to the owners exacting standards in a futuristic design based on a contemporary twist on the chalet-style properties commonly seen around European ski-resorts.

Several architectural features have been incorporated including feature roof windows and raked head gable glazing enhanced by the inclusion of French sliding door/s allowing for a modern indoor/outdoor feel.

The main entrance leads into a central hallway connecting to a series of thoughtfully designed living spaces the most impressive being the open-plan dining area and kitchen. High-quality materials and finishes have been selected with meticulous attention to detail, all perfectly in keeping with the architectural design of the building. A bank of full-height glazing invites a wonderful quality of natural light into the stunning interior.

Clean lines of joinery direct the layout of the contemporary kitchen, where appliances are neatly housed within bespoke cabinetry and a central island provides an inviting sociable space for sharing food and drinks.

Beyond this the living room has been carefully orientated to attract the warmth of the southerly light. On the opposite side of the ground floor is a snug kitted out with a high-spec home cinema system.

The first-floor level is no less impressive. The wide upper walkway, connecting to the three bedrooms, extraordinarily light, thanks to skylights and a large picture window framing the outdoor space and equestrian facilities.

## EQUESTRIAN FACILITEIS & OUTBUILDINGS

Refer to the plan/s for the size and shape of the outbuildings and stables. Buildings are numbered for reference.

**RIDING ARENA** - 20m x 40m arena enclosed by post and rail, sand and rubber surface accessed directly the from stable yard.

**YARD** - all in good condition and well maintained in a compact organised layout. Lighting/power and water throughout.

**STABLE BLOCK** (outbuilding 2/3 )-2 timber loose boxes, lined and with rear turnout 'pens' with secure post and rail and all weather surface.

**SUMMER HOUSE OUTBUILDING 4/5** - timber building split into two rooms with lighting and power. Currently used as a store and partly as a gym.

**FEED & STORE SHED** (outbuilding 6) - timber building, raised off the ground and with window.

**WORKSHOP / MACHINE STORE** (outbuilding 1) - on the left at the start of the drive, with double doors at one end and further pedestrian entrance off the drive and with concrete floor and lighting / power.

**3 GRASS PADDOCKS** - well maintained. plus 2 ALL WEATHER PADDOCKS - to the right of the drive / post & railed.

**MUCK HEAP** - timber 'clamp' set away from the yard. **GARDEN SHED** - located to the side and rear of one of the paddocks. **HENS COUP** - located near the small orchard. **RAISED VEGETABLE BEDS** - to the side and rear of the property.



## ACCOMMODATION

Refer to the floor plan for the layout and size of the accommodation.

SCANDIA-HUS offers a complete bespoke design service. All of their house designs are fully flexible from the external finishes, right through to modifying internal layouts. They believe that every home is unique and will tailor a design to suit your own personal lifestyle needs. Many customers start with one of the designs featured on their website and then will work with one of their in house architectural designers to create the home of your dreams, totally unique to make a permanent and personal mark on the landscape.

**HALLWAY** with stairs to first floor, door to CLOAKROOM which also has a door to the UTILITY ROOM which has a sink and various cupboards base and wall level units with door to outside.. Open plan **KITCHEN** fully fitted to a high standard with a plethora of base and eye level units and further breakfast bar and **PANTRY / DRY STORE** with work surface. **DINING** area currently with a table to sit x6 diners. The **RECEPTION / SITTING ROOM** is what it is all about as this has three sides of glass windows facing towards the land and equestrian facilities. A sliding central door leads also to the decked gazebo and raised beds all facing the side paddock.

On the **FIRST FLOOR** there is the master suite with a side dressing room, all glass fronted into the Apex Roof offering huse a moth of light and an elevated view over the equestrian facilities and paddocks as well as the drive. An **EN-SUITE** bath and separate shower with roof light. From the landing there are two further bedrooms and a **FAMILY SHOWER ROOM**.

## SITUATION & AREA AWARENESS

The property is situated on the edge of the picturesque village of Egerton which sits on the Greensand Ridge and he village's community centre the Millennium Hall, cricket and football pitches and a primary school. A farmers' market is also held weekly in the Millennium Hall. Additionally a much needed village shop has just opened in Egerton. The Rose & Crown on Munday Bois Road pub and restaurant is a 25 mins walk from the property on public footpaths and is well used.

The bustling village of Headcorn with its main line station is only 4 miles away. Ashford 8 miles away has an excellent range of shopping and leisure facilities, choice of schools and Ashford International station which benefits from the High Speed 37 minute service to London St Pancras. Alternative rail options include Pluckley (3.2 miles) which connects to London Bridge and Charing (5 miles) which connects to London Victoria. The County town of Maidstone is 13.7 miles. Canterbury 20 miles. Tunbridge Wells 24.5 miles. London 52 miles. (All times and distances approximate). For road commuting there is access onto a number of major routes via the M20/M26/M25 motorway network.

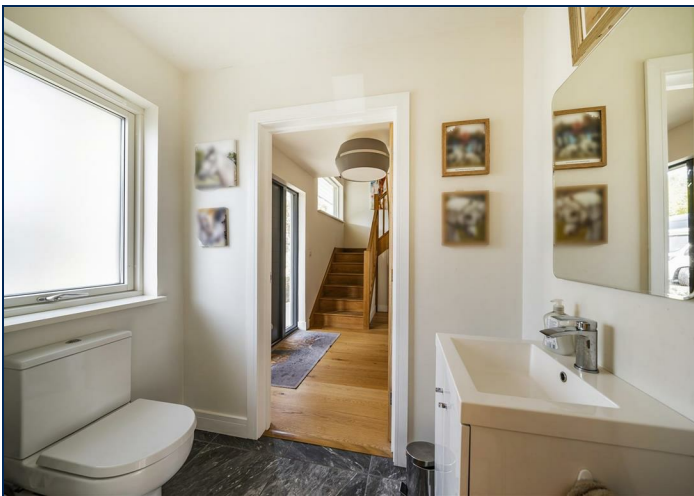
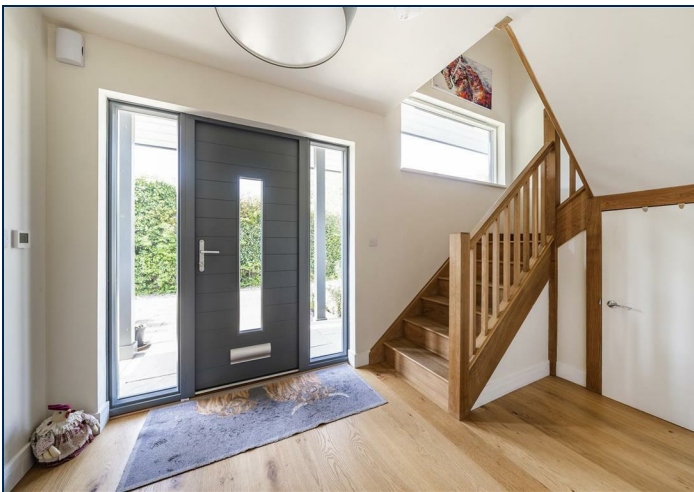
There is a good choice of schooling in the area including Highworth Grammar School at Ashford (girls), Ashford School, Norton Knatchbull grammar school (boys) at Ashford, Sutton Valence School near Maidstone, Dulwich Preparatory and Bethany School at Cranbrook, Cranbrook School, Maidstone grammar schools, Benenden School, Marlborough House and St Ronan's at Hawkhurst, Kings School and St Edmunds at Canterbury. Leisure facilities in the vicinity include golf at Chart Hills at Biddenden; sailing and water sports at Bewl Water and on the south coast; walking and riding in the surrounding countryside.

## DECKED SITTING AREA

All weather recycled decking area located between the stables and the house with covered gazebo, affording views over the property and land.







## LAND & GROUNDS

The whole site is 1.85 acres (\*TBV). The entire property is well presented and the paddocks are maintained to a high standard. The acreage and or land shown / stated on any map and or screen print for the property is \*TBV – (To Be Verified), which means that the land has not been formally measured and or verified 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 against the Land Registry Title 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 titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

## HELPFUL WEBSITE LINKS

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)  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

## MATERIAL INFORMATION

TENURE: Freehold  
 PROPERTY TYPE: Detached.  
 PROPERTY CONSTRUCTION: Timber and Steel frame, slate roof.  
 NUMBER & TYPE OF ROOM/S: 1 sitting room / 3 bedrooms / 1 dressing room / 1 Bathroom / 1 separate showing room / dining area etc - see attached floor plan/s.  
 PARKING: Off road / multiple car / horse box/trailer.  
 FLOOD RISK: Zone 1.  
 TITLE NUMBER/S: K224111.  
 LOCAL AUTHORITY: ASHFORD BOROUGH COUNCIL.  
 TAX BAND: G  
 EPC RATING: B 84/105 Cert number 8605-6014-6739-2827-9313. Full ratings & advisories/estimated costs are now online at the .gov web site:  
<https://find-energy-certificate.digital.communities.gov.uk/>

## SERVICES

HEATING: Mains gas boiler with underfloor heating throughout.  
 SEWAGE: Mains.  
 WATER SUPPLY: Mains.  
 ELECTRICITY SUPPLY: Mains.  
 BROADBAND: Fibre direct 500MMbps - see useful website links.  
 MOBILE COVERAGE: Vodafone and EE ok - see useful website links.

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

W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

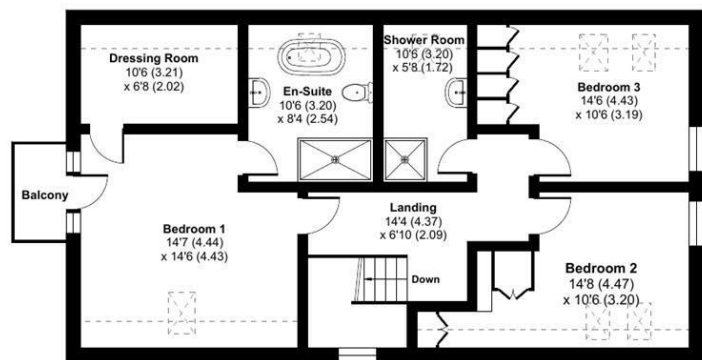
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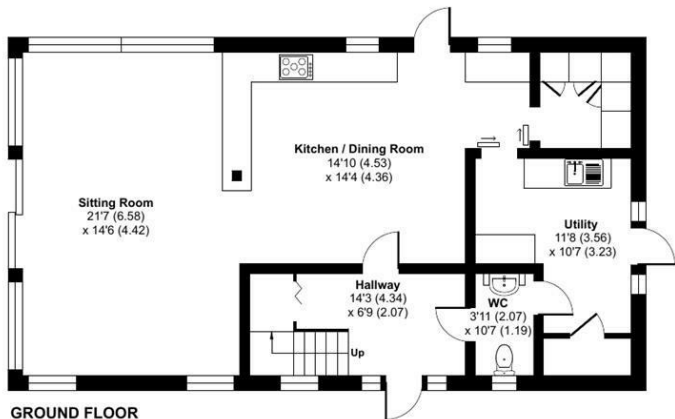
## DIRECTIONS

**Guide price £965,000**

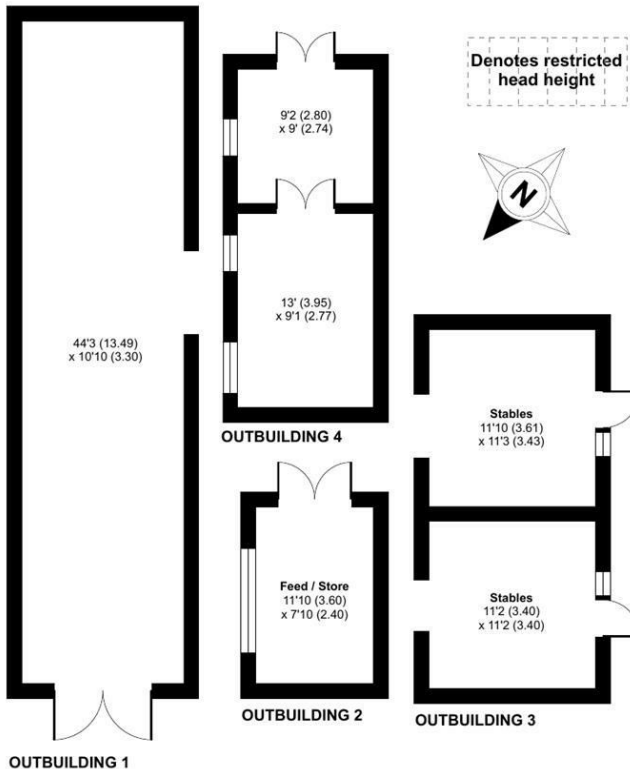




FIRST FLOOR



GROUND FLOOR



Approximate Area = 1640 sq ft / 152.3 sq m  
Excluding Limited Use Area(s) = 112 sq ft / 10.4 sq m  
Outbuilding = 1033 sq ft / 95.9 sq m  
Total = 2785 sq ft / 258.6 sq m  
For identification only - Not to scale



**Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2024.  
Produced for Equus Property. REF: 1120046

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>100</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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