



EQUUS
Country & Equestrian



Valley View

Valley View, Green Hill, Maidstone, Kent ME15 8RR

S O L D - Occupying a picturesque setting in 2.6 acres (*TBV) of grounds/pastureland, a detached 3 bedroom property offering versatile accommodation with scope to incorporate an integral ground floor annexe and also with opportunities to extend into the first floor attic areas to add 4th and 5th bedrooms, (subject to building permissions).

The property is situated off a tranquil country lane on the outskirts of the quaint village of Otham with charming rural valley views. Approached from a shared gravel driveway to the front with ample parking plus detached double garage. For those with equestrian interests there is space and scope to add stabling and a riding arena at the location (subject to permissions) and the surrounding countryside is popular for riding out.

The current layout of the interior is mainly single storey and includes a large kitchen and dining area plus large reception room/lounge, 3 bedrooms of which one is being used as a kitchenette, office area, family size wet room, separate cloakroom/wc, and two entrance halls.

On the first floor there are 3 attic rooms, plus a bathroom, reached via two staircases, which could easily be adapted and used as further bedrooms (subject to building permissions).

Outside, to the rear are attractive secluded gardens with a flagstone patio making the most of the views. Leading from the gardens there are gates which give access to the land as well as a separate access gate to the grassland from the lane. No Chain.

ACCOMMODATION-refer to the floor plan

ENTRANCE- Double glazed front door leading to: ~

INNER HALL- Plastered and coved ceiling with double cupboards.

LOUNGE- Rear and side aspect, a superb room with views over gardens and countryside beyond. Classic Inglenook style fireplace, Bressumer beam and wood burner stove. Double patio doors leading out into the gardens.

DINING ROOM- Side aspect. Plastered and coved ceiling with stairs to upper floor.

BEDROOM 1- Side aspect with views of garden.

KITCHEN/BREAKFAST ROOM- Side aspect, an attractive country style kitchen with a range of pine base and wall units. Light laminate work tops. Integral electric oven and grill. Electric hob. One and a half sink with mixer tap. Space for fridge/freezer, dishwasher and freezer. Room for a country table to seat six.

REAR HALL – Plastered ceiling door into: ~

UTILITY ROOM - Rear aspect with glazed door to garden. Plumbed for washing machine and tumble dryer. Wall mounted central heating boiler.

CLOAKROOM- Low level WC, wall mounted wash basin.

FAMILY BATHROOM /SHOWER ROOM- Rear aspect, low level WC, panel bath with mixer and shower. Walk in double size shower cubicle with shower. Part tiled walls.

BEDROOM - 3 currently a second KITCHEN- Rear aspect, a useful addition to the property offering versatility and annexe potential with range of laminate base and wall units, stainless steel sink with mixer taps. Space for washing machine and fridge/ freezer. Built in cupboard.

BEDROOM 2 – Side and rear aspect plastered and coved ceiling with views of the charming gardens.

Stairs to: ~

FIRST FLOOR

ATTIC ROOM – Rear aspect with Velux window. Built in wash basin and vanity unit. (Restricted head room).

ATTIC ROOM to: ~

ATTIC ROOM – Single glazed window overlooking rear garden. (Agent's note requires cosmetic completion).

EN-SUITE- Velux window to side, low level WC, wash basin and panel bath with shower mixer.

LAND & GROUNDS

The whole site including the grazing land in 2.6 acres (TBV*). There is a separate gate from the land directly on to the pasture land. Access is also from the back garden.

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.

EQUINE FACILITIES & OUTBUILDINGS

EQUINE FACILITIES- There are no stables at the property but could be easily added (sub to pp). There is a useful separate entrance to the paddocks from the road.

DOUBLE GARAGE – (Approx. 30' x 25') – 2 up and over doors with light and power.

SUMMER HOUSE- (Approx. 10' x 6') – wooden house with its own patio, useful for storage or as a play house.

www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | 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>

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent

Equus Country & Equestrian, South East/South West
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E: sales@equusproperty.co.uk
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MATERIAL INFORMATION & SERVICES

TENURE: Freehold

PROPERTY TYPE: Detached / PROPERTY

CONSTRUCTION: Brick & tiled roof.

NUMBER & TYPE OF ROOM/S: £ bedrooms / 2 receptions / attic rooms / wet room.see attached floor plans.

PARKING: Offroad 3-4 cars

FLOOD RISK: Zone

LOCAL AUTHORITY: Maidstone / **TAX BAND:** F

EPC RATING: E .Certificate number - 8723-6027-6390-7802-4906

Full ratings & advisories/estimated costs are now online at the .gov web site:

<https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES

HEATING: Oil / **SEWAGE:** mains / **WATER SUPPLY:** Mains / **ELECTRICITY SUPPLY:** Mains

BROADBAND: see useful website links.

MOBILE COVERAGE: see useful website links.

HELPFUL WEBSITE LINKS

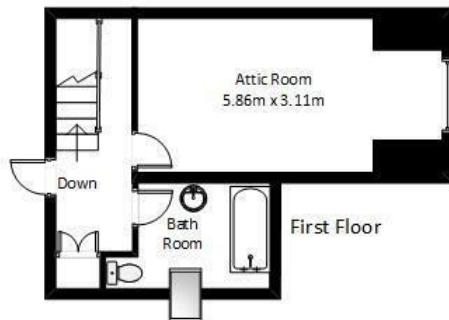
We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

www.goodschoolsguide.co.uk | www.homecheck.co.uk |



Guide price £750,000

VV - ME15



Gross internal floor area
approximately
188.3 square metres
(2026 square feet)



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.
www.invictaepc.com
email: rwood@invictaepc.com



Energy Efficiency Rating		Current	Potential
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		Current	Potential
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		EU Directive 2002/91/EC	

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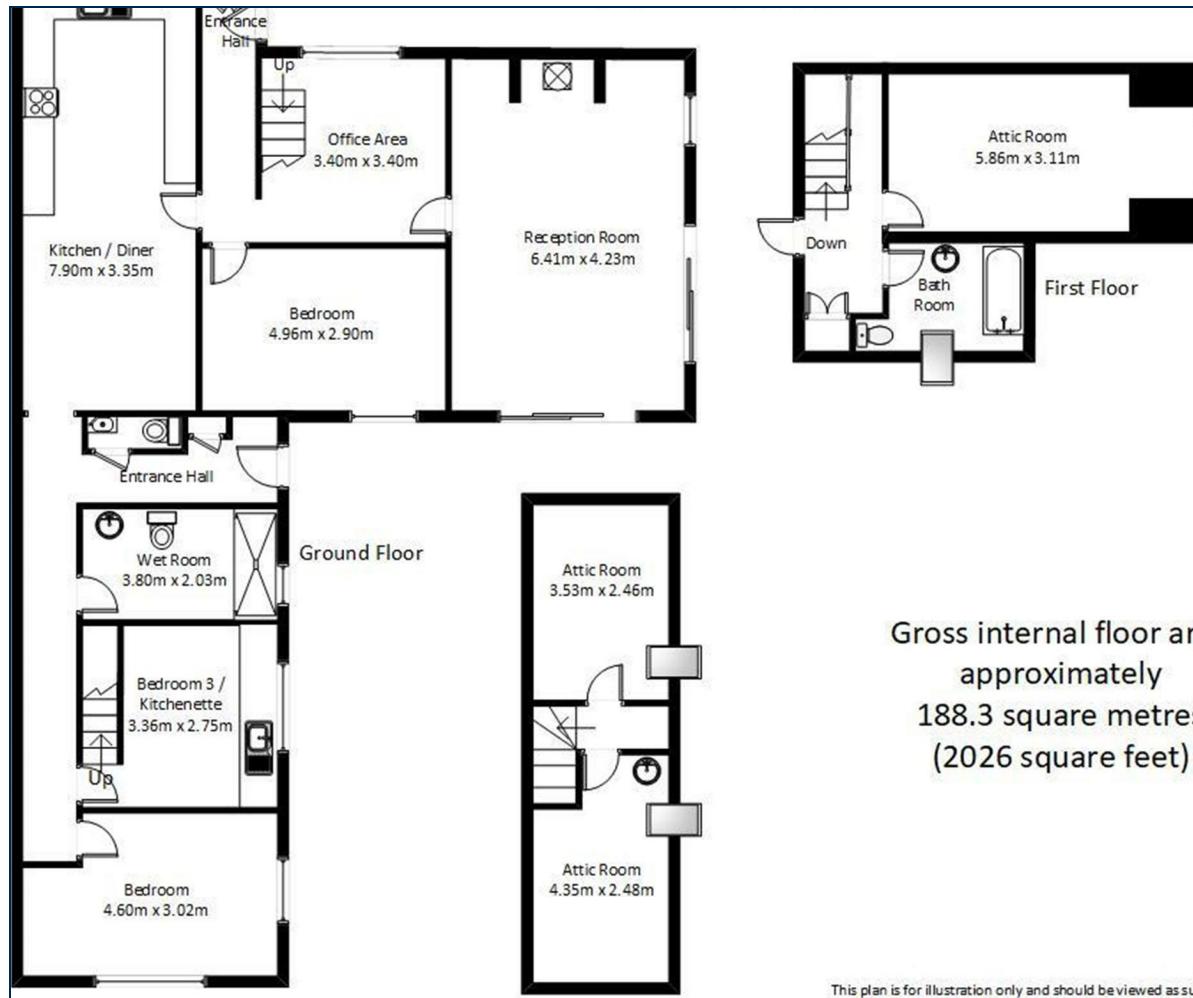
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