



# EQUUS

*Country & Equestrian*



STARWOOD





# STARWOOD, Pear Tree Lane, Kent DA12 3JU

Country/Equestrian Living with London on the doorstep: A substantial Detached property of 3900 sqft set in 23.5 acres (\*TBV) with separate annexe, outbuildings and stable yard nestled in the picturesque village of Shorne in walking distance to local shops & amenities. This unique country & equestrian home offers an attractive blend of charm and functionality steeped in character and showcasing delightful architectural features. The 5 spacious bedrooms & 3 bathrooms make it perfect for a growing family combined with spacious reception rooms, including a huge conservatory, offering ideal options for those keen on entertaining. A further open plan annexe, set above the detached garage provides ample guest accommodation or as a home based office.

An undoubted feature of the property are the beautifully manicured surrounding gardens with adjoining paddocks and woodland providing a serene and tranquil environment, ideal for those who appreciate the great outdoors and offering a perfect setting for relaxation or entertaining guests.

The current equestrian facilities at the location include: 4 Timber loose boxes, and hay barn with water & power laid on plus a detached open sided barn with sand surface. (N.B space and scope to add a riding arena -Subject to permissions).

The whole is approached via an electric gated entrance into a private drive giving much seclusion to the property and whether you are an equestrian enthusiast or simply seeking a peaceful retreat, this versatile detached property is a rare find that promises a lifestyle of comfort and elegance. NO CHAIN.

## LOCATION & AREA AWARENESS

Located in a quiet tranquil setting on the enviable Shorne Ridgeway, just minutes from the desirable village of Cobham.

The whole is approached via a private driveway, set back from the lane bordered by a range of firs, evergreens and trees offering total privacy and tranquility.

Shorne is an elongated village located on the northern slopes of the North Downs with several convenience stores, public houses and a Church. It offers rapid links onto the A2 with further connections to the M25/M2. Fast rail links to Central London can be obtained via Gravesend to Charing Cross and Dartford to Charing Cross.

Charles Dickens knew this part of Kent very well and has remarked that he thought Shorne Church had one of the most peaceful and secluded churchyards in Kent, forming 'the fairest spot in the garden of England.'

Today that particular accolade could be applied to the 174 acres of

Shorne Country Park, which was formerly part of Cobham Hall Estate and is now claimed to have become, since it was opened in 1987, the most popular public open space in Kent.

Cobham village 2.5 miles away gates of Cobham Hall, the former 17th century home of the Earl of Darney. The Cobham Hall Heritage Trust with the help of the National Trust administers the building and it is open to the public for certain days during the year with much of the wooded deer park being freely accessible to all.

The village boasts a picturesque high street with a recommended primary school, various public houses to cater for every palate, pretty church, post office/village store, village hall and a popular Tennis, Cricket and Bowles Club.

The nearby towns of Rochester, Maidstone and Gravesend are within close proximity and offer a further range of services and commuting links.

Bluewater Shopping Centre and Chatham Maritime Outlet Centre are both within easy reach for the avid

shopper with an extensive array of leisure facilities.

Excellent range of state and private schooling are located in the area such as Gadds School in Higham, Cobham Hall for Girls in Cobham, Kings School in Rochester and Grammar schools in Maidstone and Rochester.

## ACCOMMODATION-refer to the floor plan

A detached property of good proportions boasting 5/6 bedrooms, 3 bathrooms and 4 reception rooms including a magnificent conservatory. Planning granted for accommodation above the garage as an annexe. GROUND FLOOR - Well appointed kitchen and breakfast room with an extensive range of upper and lower oak cupboards and display cabinets, inbuilt appliances, walk-in larder, dual aspect to the front and rear with double doors leading out onto the rear terrace area.

Utility Room with a dual aspect to the side and rear. Drawing Room with a central wood burner set within a brick hearth, ornamental exposed beams and double doors leading through to the conservatory providing a large area for entertaining. Appealing conservatory of vast proportions with areas for dining and relaxing. Further receptions include a family dining room. TV room and or bedroom 6 cloakroom opposite.

FIRST FLOOR - Principal bedroom of a superior appointment with delightful veranda overlooking the rear grounds and 'his and her' wardrobes and vanity units and luxurious ensuite bathroom with suite comprising Jacuzzi bath, bidet, low level WC, and walk-in power shower. Guest Room with en-suite bathroom comprising of Claw Foot bath, walk-in power shower, oak vanity units, bidet and WC. Two further double bedrooms with far-reaching views. Bedroom 5 currently used as an office. Family bathroom with 'Heritage Suite' featuring Jacuzzi corner bath.

Significant first floor landing area with designated sitting/reading/snug areas.

## EQUESTRIAN FACILITES & OUTBUILDINGS

STABLES - 4 loose boxes, Hay Barn, timber constructed with water and electric laid on.

PORTACABIN - poor condition, power available but currently not connected.

SHIPPING CONTAINERS - x2 20ft steel containers with partly covered roof over.

WENDY HOUSE - brick built with power and electric.

BARN - 22m x 10m open sided concreted framed barn on a sand surface.

## LAND & GROUNDS

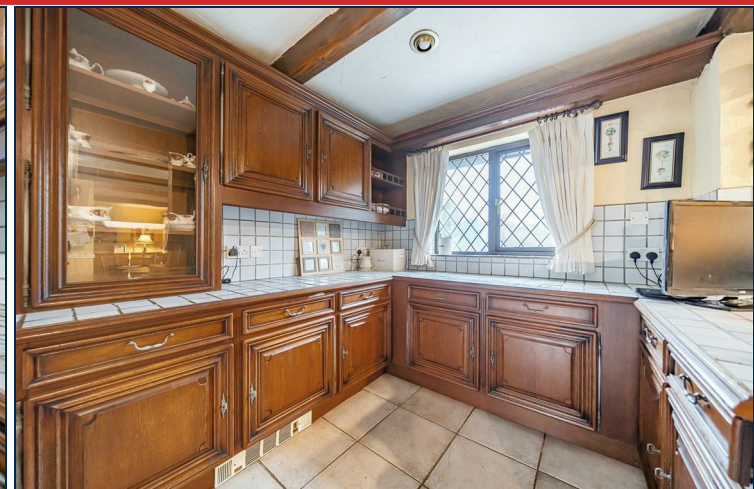
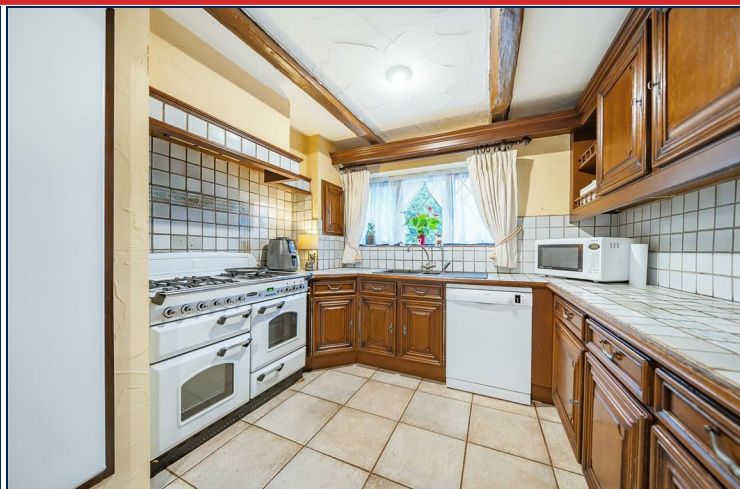
The whole site is 23.5 acres (TBV) of which around 7 acres (\*TBV) are pastureland divided into 3 paddocks each with automatic running water to troughs. The balance of the land comprises of the gardens & grounds and a large area of woodland, formerly part of the Cobham Hall Estate, with a range of tree variants including Ash, Chestnut, and Elm, to name a few.

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.





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#### MATERIAL INFORMATION & SERVICES

TENURE: Freehold. PROPERTY TYPE: Detached. PROPERTY CONSTRUCTION: Brick. NUMBER & TYPE OF ROOM/S: 5/6 bedrooms, 4 receptions, 3 bathrooms, 1 cloakroom, Cellar / see attached floor plans. PARKING: Multiple off road.

FLOOD RISK: Zone 1 little or no probability.

LOCAL AUTHORITY: Gravesham TAX BAND: H

EPC RATING: D / Certificate number 8101-0593-4029-5107-2813 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 / SEWAGE: mains /WATER SUPPLY: Mains /ELECTRICITY SUPPLY: Mains with private generator to mains supply with automatic switch over in case of power cut.

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](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>

#### DIRECTIONS

The property is located within the village and has two drives. Use the one on the right as you look at the drive and use google post code it takes you almost to the drive entrance.

Proceed on the A2 and take the exit for Cobham and Shorne. Follow signs for Shorne and proceed into the village. Continue straight onto the Shorne Ridgeway and Peartree Lane, passing. Continue for approximately half a mile and the entrance to the property can be found on the left hand side denoted by a nameplate.

#### VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent

Equus Country & Equestrian, South East/South West

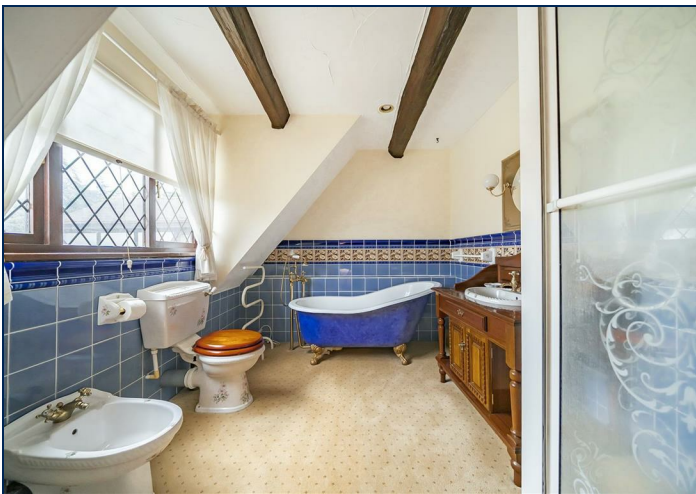
T: 01892 829014

E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)

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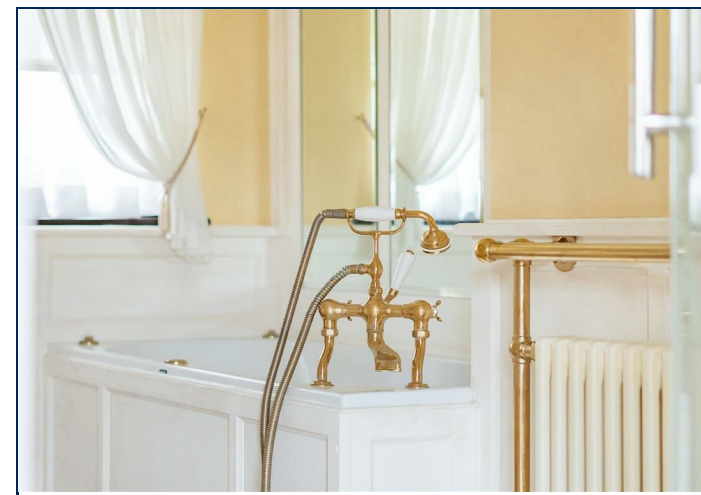
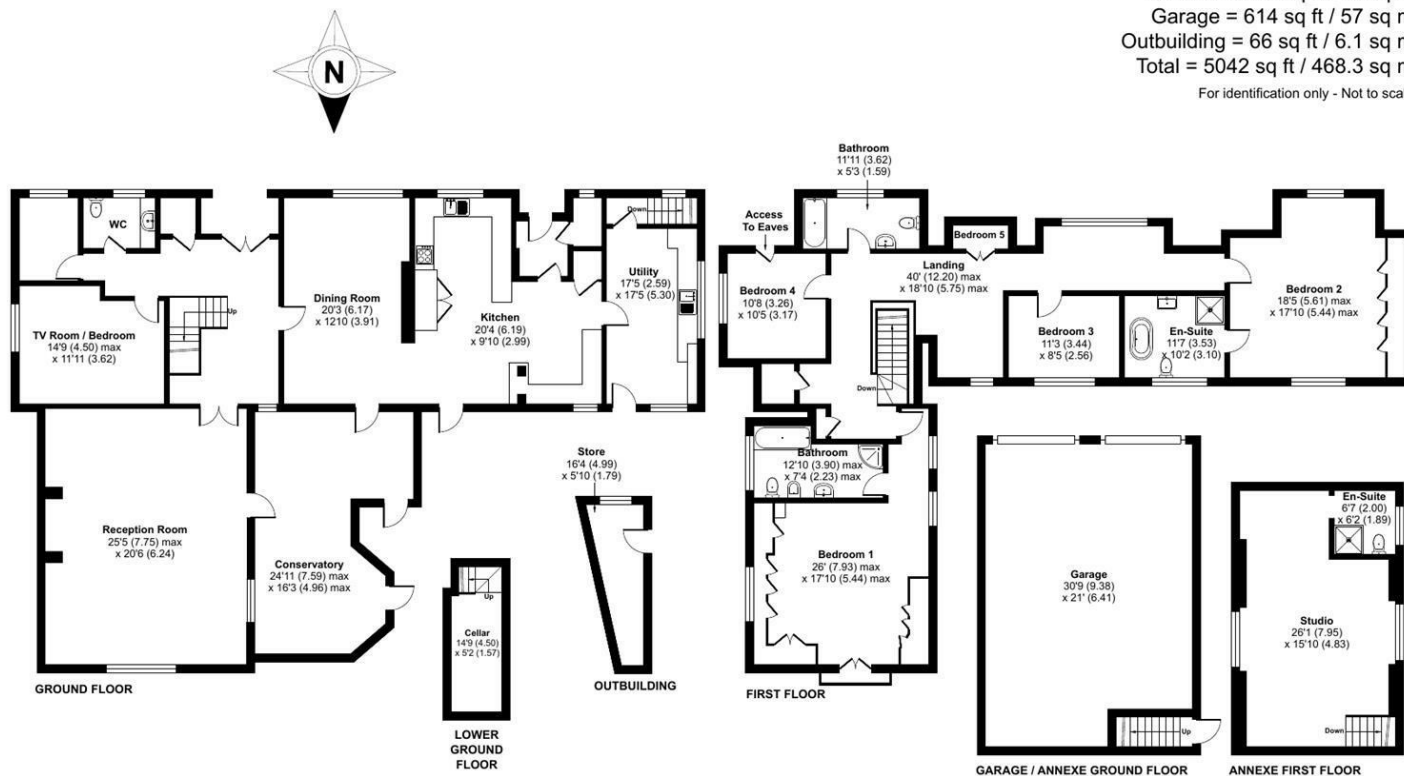
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**Offers in the region of £2,000,000**





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Equus Property, REF:1239954

| 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 <sub>2</sub> ) Rating                  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |

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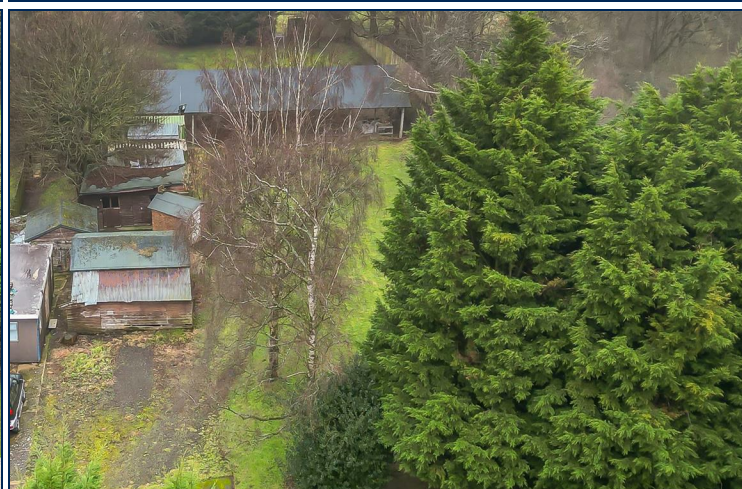
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