

EGERTON KENT



COACH ROAD, EGERTON, KENT TN27 9BB

Grade II Listed Cottage with Equestrian Facilities in Rural Setting

Sitting Room * Conservatory * Kitchen/Dining Room * Utility/Garden Room
Shower Room

Master Bedroom * Further Double Bedroom * Family Bathroom

Enclosed Garden * Off Road Parking * Paddocks Approx. 6 Acres
Stables * Hay Barn * Lunging Pen

Situated in a rural location on the outskirts of the village of Egerton, this attractive Grade II Listed cottage enjoys stunning far reaching views.

The accommodation consists of a sitting room with fireplace, a conservatory, a kitchen/dining room with Rayburn and red brick floor, a utility/garden room and a shower room on the ground floor.

On the first floor there is a master bedroom with fireplace, a further double bedroom again with a fireplace and a family bathroom.

Enjoying far reaching views the enclosed garden is laid predominantly to lawn with mature borders and a paved terrace. The equestrian facilities are located directly across the lane and comprise approximately 6 acres of paddocks, four stables and a loose box with power and water, a hay barn, other storage facilities, a lunging pen and hardstanding for parking.

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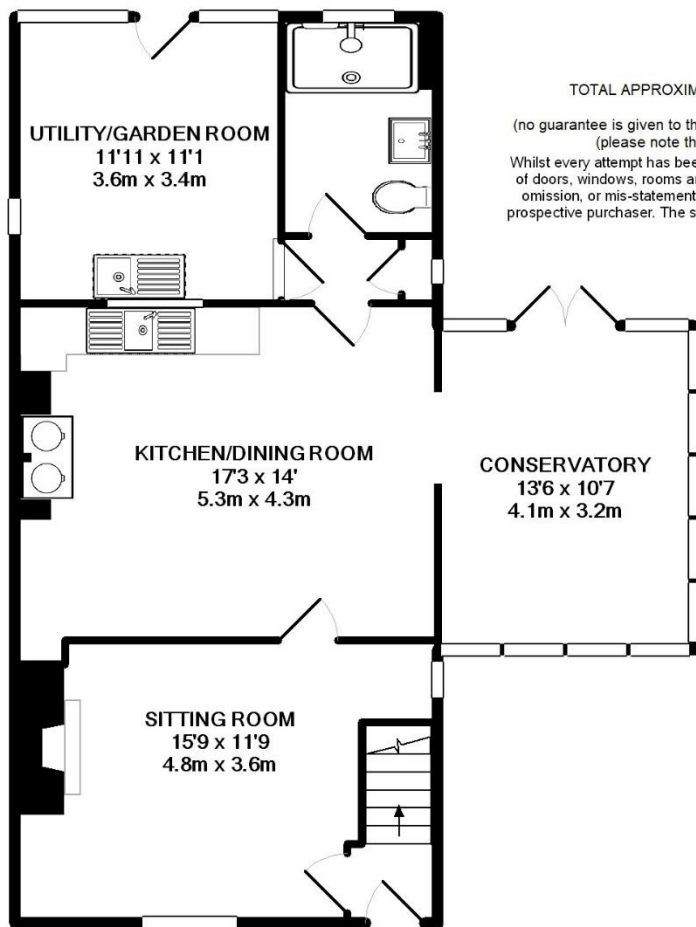


Egerton is an award winning rural village with a post office stores, sports hall, village hall, petrol station, The Barrow House pub/restaurant and a well-regarded primary school.

The property is well positioned for a variety of well-regarded independent secondary schools including Sutton Valence and with the proximity of Headcorn station the schools in Tonbridge and Sevenoaks become more easily accessible.

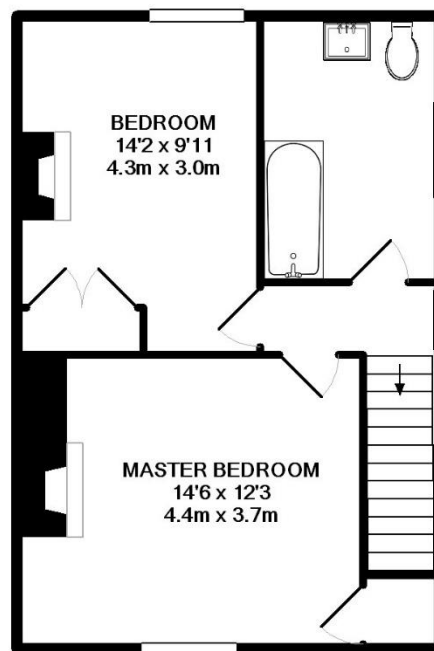
Other local amenities can be found at the larger villages of Lenham, Charing and Headcorn, with regular train services to London from the three villages in addition to Pluckley station, some three miles drive.

Egerton is approximately seven miles from the market town of Ashford, with its full range of shopping and leisure facilities, choice of schools and Ashford International station benefiting from the High Speed link service to London St Pancras in just 37 minutes.

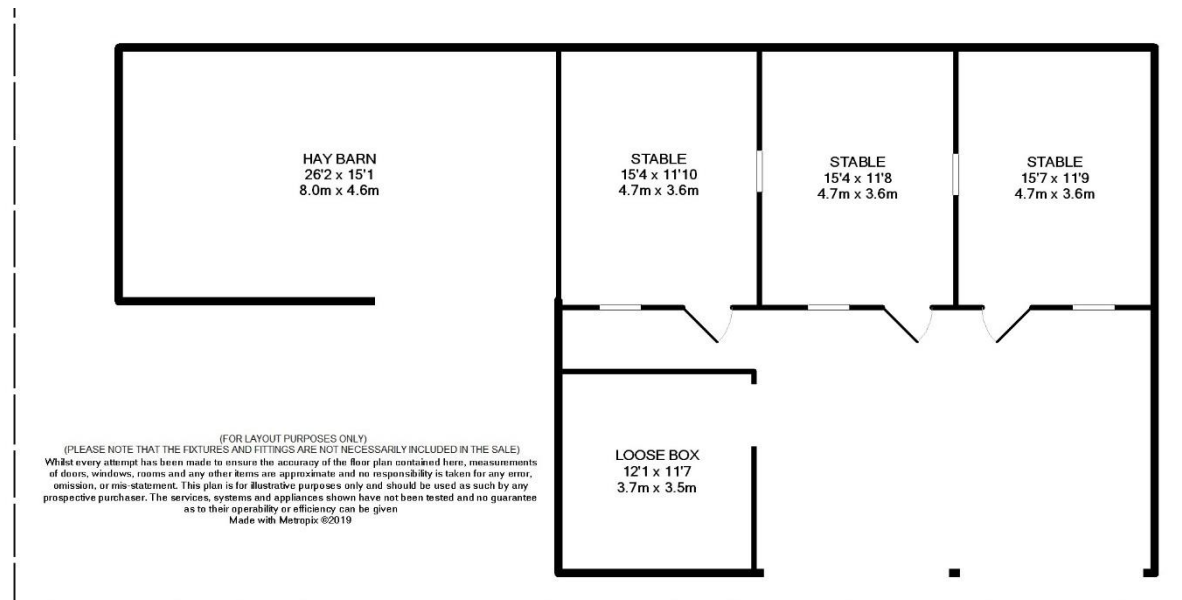


GROUND FLOOR

TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1,025.9SQ.FT. (95.3SQ.M)
(not to scale - for layout purposes only)
(no guarantee is given to the square footage of the property, the figure given is for initial guidance only)
(please note that the fixtures and fittings are not necessarily included in the sale)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR



SERVICES

Mains electricity and water. Oil fired central heating. Private drainage.

EPC Rating: n/a

Ashford Borough Council - Council Tax Band D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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