



‘Our Focus Determines Your Reality’



Mundy Bois Road
Egerton
Kent
TN27 9EU



Sitting Room * Dining Room * Study
Kitchen/Breakfast Room * Utility Room * Two Cloakrooms

Principal Bedroom with Ensuite * Three Further Bedrooms
Family Bath/Shower Room

Garden and Grounds Approx. 5.5 Acres * Double Garage
Workshop * Stable Yard * Barn * Sand School



STRIKING DETACHED FAMILY HOME

This striking 1930s detached family home sits in attractive gardens in a sought after country lane location in the charming village of Egerton. Sitting in approximately 5.5 acres the property benefits from a number of outbuildings including a five stable, stable yard.

The light filled, airy accommodation is presented in immaculate condition throughout and consists of a double aspect sitting room with bay window and fire place, a dining room with bay window, a double aspect study, a triple aspect kitchen/breakfast room, boot room with door to the garden, a utility room and two cloakrooms on the ground floor.

On the first floor there is a double aspect principal bedroom with ensuite bath/shower room, fireplace and bay window, three further double bedrooms, one with a bay window and vanity unit, and a family bath/shower room.

Outside the property sits in approximately 5.5 acres of garden and paddocks with a sweeping gravel drive leading to the double garage and providing off road parking. The garden is laid predominantly to lawn with mature trees, hedgerow and flower and shrub beds. Within the grounds there is a detached workshop and a stable yard comprising five stables, feed room, tack room and barn.



EGERTON

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. Within a short walk from the property is the popular pub/restaurant, The Rose and Crown.

SCHOOLS AND CONNECTIONS

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.

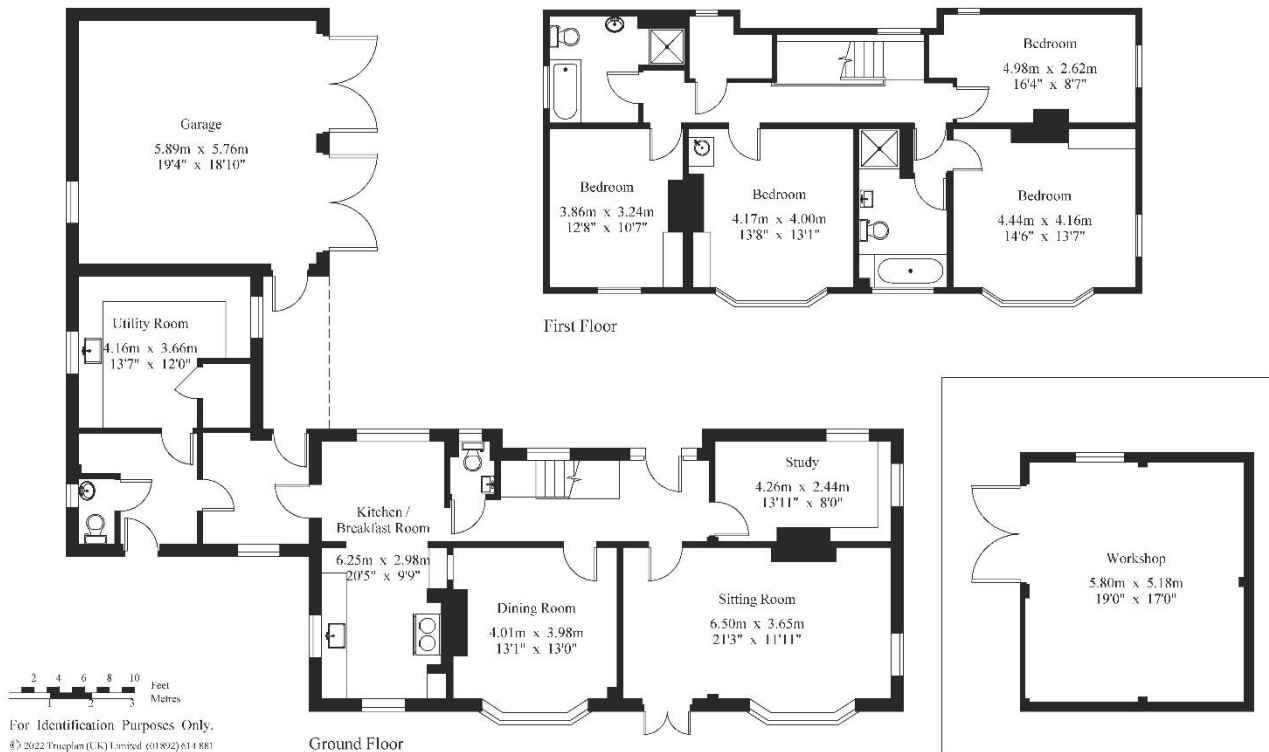
Other local amenities can be found at the larger villages of Charing and Headcorn, with regular train services to London from both villages in addition to Pluckley station, some three miles drive.

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.



Appleby Farm

House - Gross Internal Area : 245.4 sq.m (2,641 sq.ft.)
Workshop - Gross Internal Area : 30.6 sq.m (329 sq.ft.)



SERVICES

Mains electricity and water. Oil fired central heating. Private drainage - Entec Treatment Plant

EPC Rating: D – full details available on request

Ashford Borough Council - Council Tax Band G

The property has been underpinned to the side and front caused by clay shrinkage exacerbated by foliage. Appleby Grange has access rights for drainage. Appleby Grange and Appleby Oast each have permission for small extensions.

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



APPLEBY FARM, TN27 9EU

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