EQUUS

Country & Equestrian









LITTLE PADDOCK, Maypole Lane, Hoath, , Kent, CT3 4LL

S O L D - A rare opportunity to acquire a charming detached cottage circa16th-17th century, set within 3 acres (*TBV) of paddocks and gardens in the rural hamlet.
Owned by the same family for many years, the property now requires updating and refurbishment but offers significant scope for enhancement and potential further development, (subject to the necessary planning consents).

The accommodation comprises an entrance hall, fitted kitchen/breakfast room with walk-in pantry, ground floor family bathroom, sitting room, and two first-floor double bedrooms, one benefiting from an en suite cloakroom.

Externally, the property enjoys mature wraparound gardens with trees, shrubs, ornamental pond, and brick built well together with ample off-road parking, a detached brick built garage, former Nissen hut, and potential for equestrian use with space for stables and a riding arena,(subject to planning permission).

LAND & GROUNDS
*The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

MATERIAL INFORMATION & SERVICES
TENURE: Freehold
PROPERTY TYPE: Detached
PROPERTY CONSTRUCTION:
NUMBER & TYPE OF ROOM/S: see attached floor plans.
PARKING: Private Drive parking for vehicles and h/boxes
FLOOD RISK: Zone1
TITLE NUMBER/S: K107465
LOCAL AUTHORITY: C City
TAX BAND: E
EPC RATING: 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 Drainage
WATER SUPPLY: Mains
ELECTRICITY SUPPLY: Mains

HELPFUL WEBSITES
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 | 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

DISCLAIMER
1. These particulars are not an offer or contract, nor part of one. You should not rely on





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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
W: www.equusproperty.co.uk

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By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.

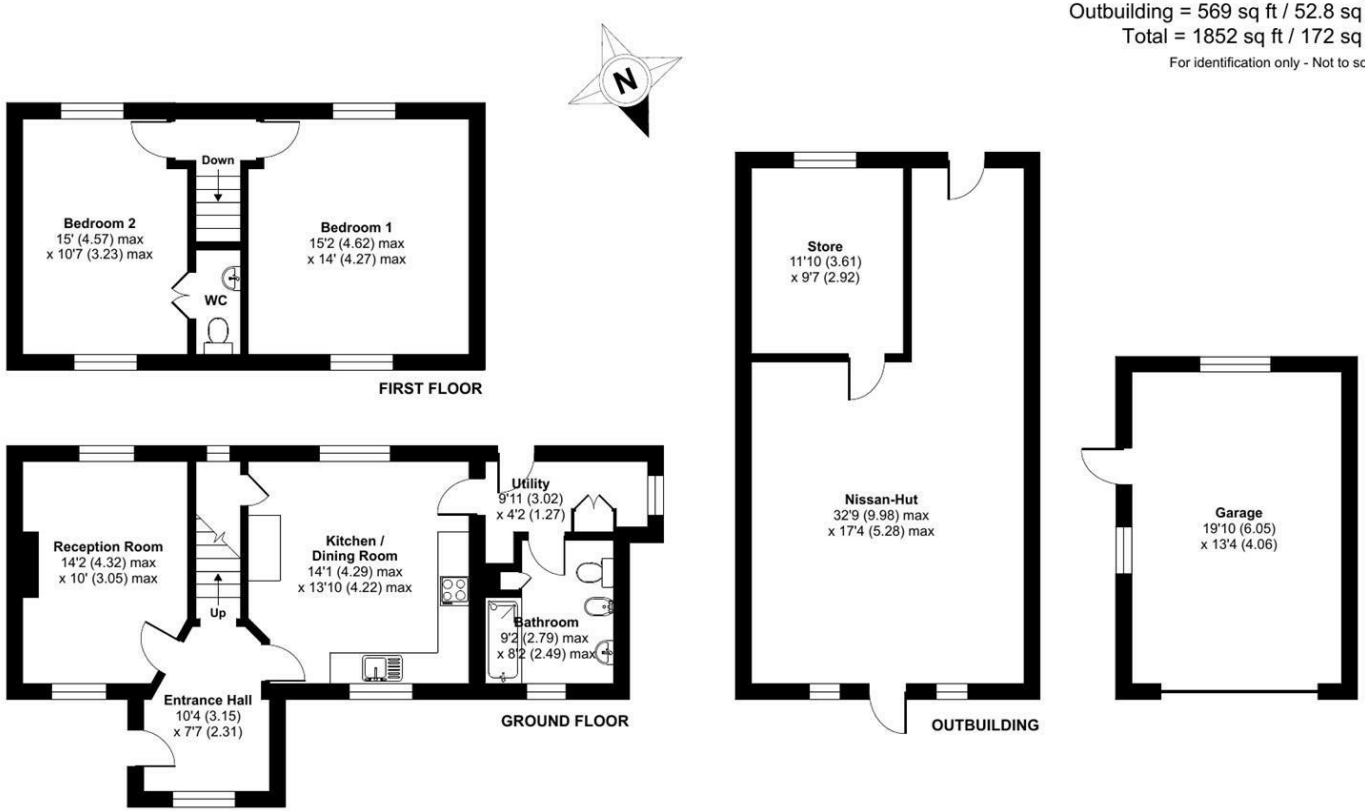
Price £710,000





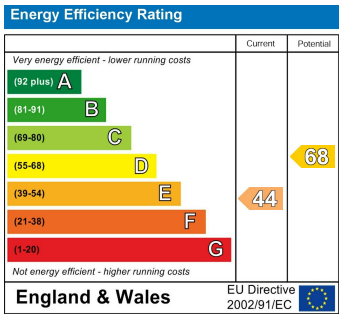


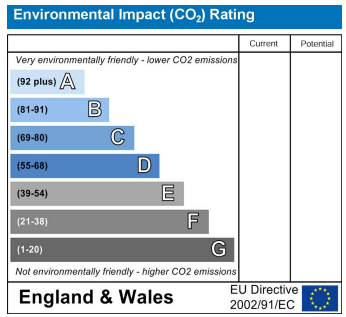
Approximate Area = 1019 sq ft / 94.7 sq m
Garage = 264 sq ft / 24.5 sq m
Outbuilding = 569 sq ft / 52.8 sq m
Total = 1852 sq ft / 172 sq m
For identification only - Not to scale









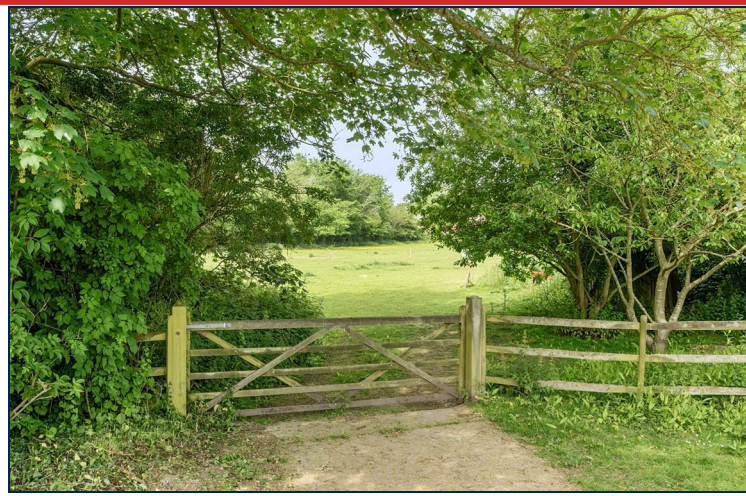


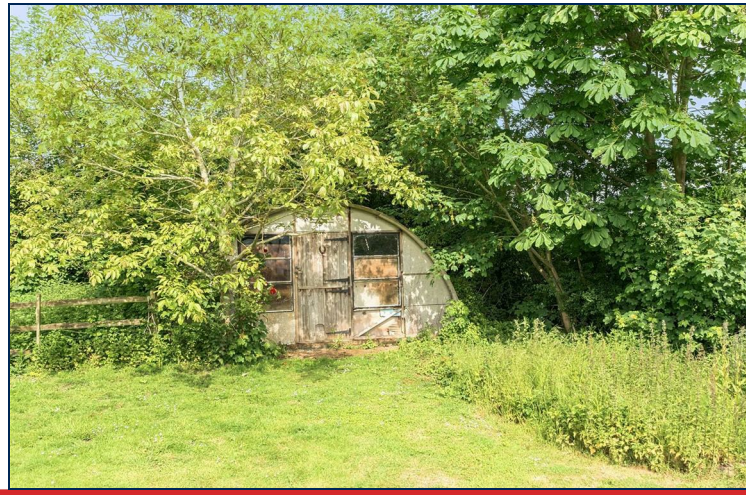
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Equus Property. REF: 1465538

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