



# EQUUS

*Country & Equestrian*



THE COACH HOUSE



## THE COACH HOUSE, Green Lane, Maidstone, Kent ME17 3ET

New Price £1.2m - £1.25m. EQUESTRIAN FACILITIES - nestled in a picturesque rural setting in just over 4 acres (\*TBV), good equestrian facilities with 20m x 60m (Mark Scott) riding arena, 6 loose boxes, horse treadmill and extensive parking, this charming former coach house has a lot to offer....

The impressive accommodations extends to over 2,600 sq ft and boasts 5 bedrooms and three well-appointed bathrooms, providing ample accommodation for both family living and guests. A large sitting room offers a perfect environment for relaxation and entertaining alongside a well-appointed kitchen that adds to the inviting interior. The older character of the property is complemented by modern comforts, creating a delightful blend of traditional and contemporary living.

For those with a passion for equestrian pursuits, the property offers a well equipped and well laid out complex ideal for those with competitive interests. The accompanying extensive grounds provide a tranquil environment for those keen on outdoor living surrounded by picturesque countryside yet still being within reach of local amenities and transport links.

Whether you are looking to embrace a country lifestyle or seeking a home that caters to your equestrian needs, this residence is not to be missed.

### AREA & LOCAL INFORMATION

The property enjoys a rural location off a lane and on the periphery of Staplehurst village, providing good everyday amenities including a newly open Sainsburys Superstore, newsagent, off licence, chemist, bank, solicitors, dentist, doctors surgery and primary school. A mainline railway station provides fast and frequent services to London Charing Cross and Cannon Street (travelling time approximately 60 minutes). The historic market town of Cranbrook is situated approximately 7.5 miles distance providing a comprehensive range of amenities including Weald Sports Centre with swimming pool. The county town of Maidstone is situated approximately 8 miles distance. Excellent educational facilities in both the

state and private sectors are located within the area including primary schools at Staplehurst and Marden, Preparatory Schools at Sutton Valence, Dulwich Prep, St Ronan's in Hawkhurst and Bethany at Goudhurst with grammar schools in Cranbrook, Maidstone and Tunbridge Wells. [www.schools.net.com](http://www.schools.net.com). Access to the M20 at Leeds village and Maidstone provide links to the M26 and M25 motorway network.

### ACCOMMODATION - refer to the floorplans

The property is generous in size and specification and benefits from 5 BEDROOMS, 3 bath/shower rooms, (two are ENSUITES plus a FAMILY BATHROOM) on the first floor. Downstairs there is a large open plan RECEPTION ROOM arranged with a spacious principal SITTING ROOM, adjoining DINING area, additional separate TV / DINING ROOM, large solid roof CONSERVATORY with two sets of doors opening out in to the side garden or rear lawn etc. BEAUTIFULLY APPOINTED KITCHEN with a stylish range of units, dressed with marble work surfaces. Beyond the kitchen is the UTILITY ROOM and ground floor CLOAKROOM /WC.

### EQUESTRIAN FACILITIES & OUTBUILDINGS

Refer to the plans for sizes and layout.

STABLE BLOCK - remodelled and moved to a more convenient location, including 6 loose boxes / power, lighting and water laid on.

HORSE TREADMILL - Linear single horse walker to the side of the stables housed within a timber structure.

OUTDOOR RIDING ARENA - installed by the current owner to full size 20m x 60m (Mark Scott) with all weather surface.

OFFICE / GAMES ROOM - storage heaters / kitchenette with water and cupboards.

OUTDOOR KITCHEN AREA - covered timber decked constructed / open fronted.

GARAGE - metal roof / electric up and over door / power and lighting.

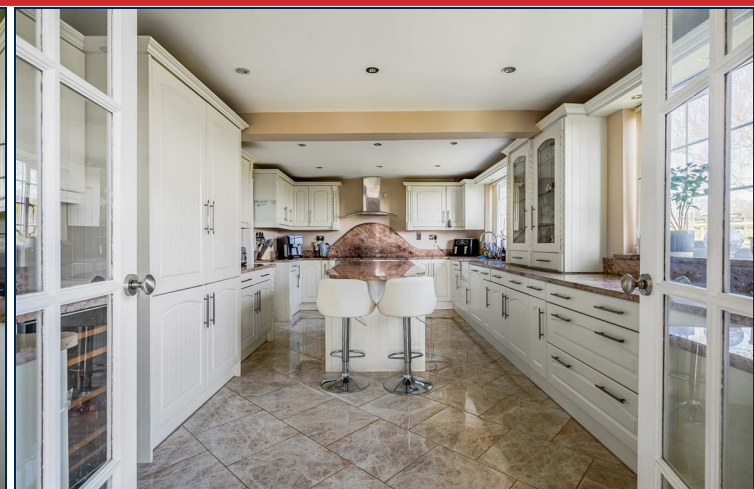
CARPORT - open fronted. TESLA car charging plug.

STORAGE CONTAINER - 20ft with lighting.

ELECTRIC GATES - to the bottom entrance.



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## LAND & GROUNDS

The site is 4.190 acres (\*TBV) and is on one land registry title. 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.

## MATERIAL INFORMATION & SERVICES

TENURE: Freehold

PROPERTY TYPE: Detached.

PROPERTY CONSTRUCTION: Brick and fibre clad boarding on the outside.

NUMBER & TYPE OF ROOM/S: see attached floor plans. 5 bedrooms / 3 reception rooms / 3 shower/bathrooms.

PARKING: Multiple off road / carport / garage.

FLOOD RISK: Zone 1/ unlikely to flood.

TITLE NUMBER/S: 1. TQ7948SW

LOCAL AUTHORITY: Maidstone / TAX BAND: G

EPC RATING: D 55/81- Certificate number 1600-5840-0222-0496-3253.

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

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

## SERVICES

HEATING: Air source heat pump. Wood burning stove. Wall mounted heater & air conditioning unit.

SEWAGE: Cess pit / 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](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>

## 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)

W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

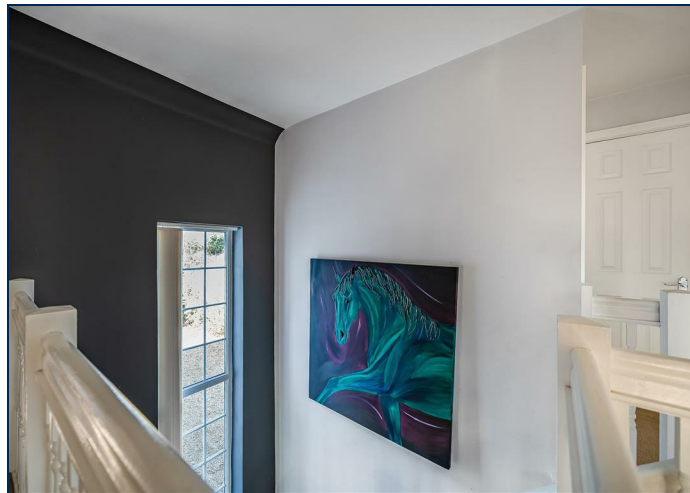
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By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car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

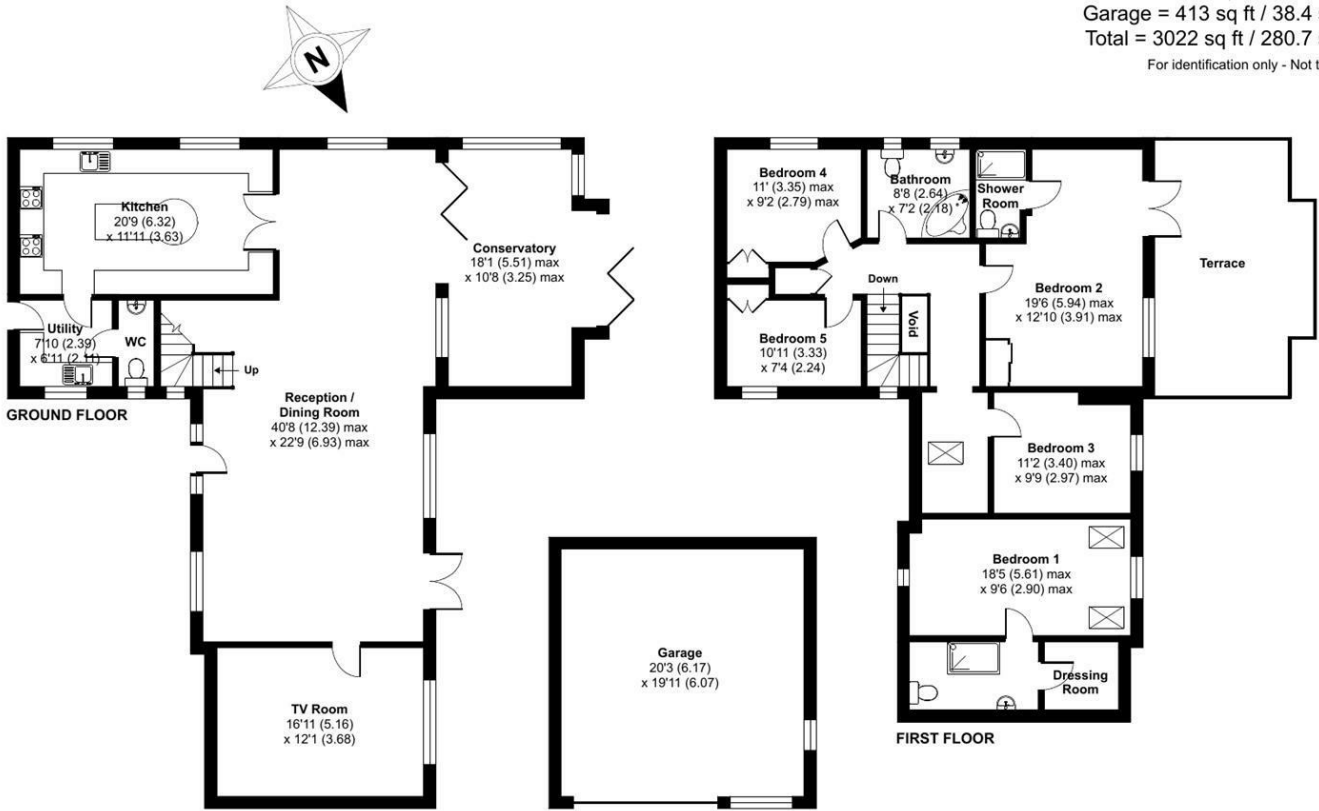
## DIRECTIONS

Use the postcode ME17 3ET and use the bottom entrance to access the property.

**Price range £1,200,000**



Approximate Area = 2609 sq ft / 242.3 sq m (excludes void)  
Garage = 413 sq ft / 38.4 sq m  
Total = 3022 sq ft / 280.7 sq m  
For identification only - Not to scale



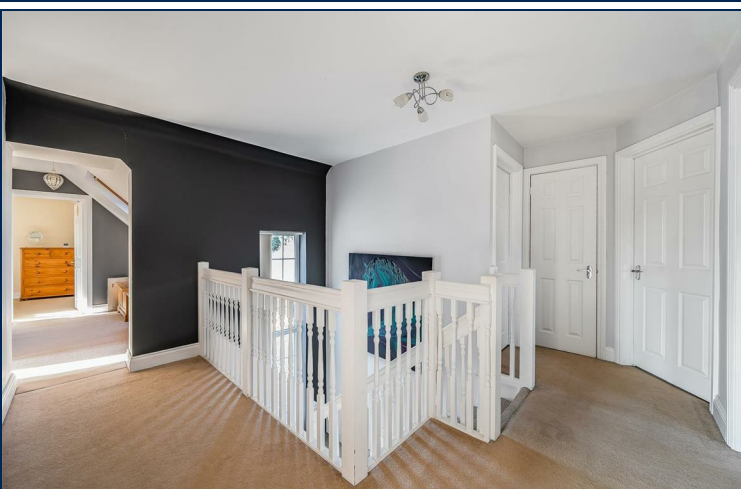
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Equus Property, REF: 1243860

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 81        |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 55      |           |
| (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                                                       |         | 85        |
| (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                                         |         |           |

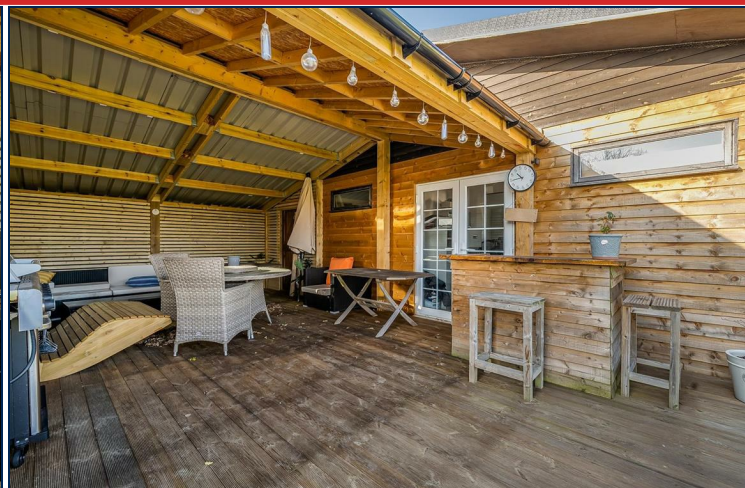
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