EQUUS

Country & Equestrian



SOUTH STREET FARM











SOUTH STREET FARM, Wrotham Road, Meopham, Kent DA13 0QJ

A well presented, detached farmhouse with 1 acre paddock (*TBV with further pastureland available by separate negotiation).The property offers versatile 4 bedroom accommodation (currently 2876 sqft) with excellent scope to further extend and/or reconfigure to include a 5th first floor bedroom and additional ground floor integral annexe if required.
The house is situated in a semi rural position with views to the front and rear and offers perfect options for those seeking a well located country/equestrian home being set near to local village amenities and with easy access to fast road and rail commuting links. No Chain.

LOCATION & AREA AWARENESS
The property is approached from a front entrance driveway into a spacious parking area with large Triple garage. For a good range of local amenities the village of Meopham is around half a mile away with well known cricket green and two parades of shops, one of which includes a Tesco Express, a number of renowned Public Houses, post office, primary school, secondary school and doctors surgery, as well as a main line railway station offering excellent commuting links with direct services to London Victoria. For further rail commuting other alternatives include a High Speed link at Ebbsfleet International station, just two junctions along the nearby A2 with services connecting to Stratford International and St Pancras International (for Kings Cross) in under 25 minutes. Further primary schools in the locality Vigo and Culverstone Green and grammar schools in Gravesend. For more comprehensive shopping and amenities the busy towns of Dartford and Gravesend are in convenient driving distance as is Bluewater Park shopping complex. Road links to the A2, M25, M2 and M20 are all close by making routes to London or airports including Gatwick and Heathrow, relatively easy!

ACCOMMODATION - refer to the floor plan
GROUND FLOOR - Offering flexible accommodation with opportunities to reconfigure to incorporate an integral annexe.
Enclosed entrance porch.
Three reception rooms including a SITTING ROOM which is bay-fronted enjoying lots of natural light, FORMAL DINING ROOM and a STUDY.
An extended KITCHEN/BREAKFAST ROOM offers a lovely countryside outlook to the rear with French doors out to a patio and garden.
DOWNSTAIRS BATHROOM
LARGE UTILITY ROOM
BOOT ROOM (could be adapted into an additional bathroom/shower-room).
FIRST FLOOR - Large, lobby style landing, (which could be adapted into a fifth bedroom).
3 SPACIOUS DOUBLE BEDROOMS and a slightly smaller 4th BEDROOM. All rooms offer generous, square proportions, with the master being double aspect giving far reaching vews over countryside. (N.B. There is enough space for en-suite bathrooms to be created to serve the 3 large double bedrooms).
LARGE FAMILY BATHROOM which includes bath, separate shower cubicle, wash-hand basin and toilet.
OUTSIDE -There is a sizeable, well maintained, enclosed rear garden including a large patio space with the balance laid-to-lawn. T

GARAGES
Three car garaging arranged as a double and single unit set off the drive.

LAND & GROUNDS
The land being offered extends to approximately 1 acre (*TBV). This is the whole site including the garden, house and paddock. There is a further adjoining parcel of pastureland amounting in total to 5 acres (*TBV) also available for sale by separate negotiation. N.B. *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.





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 | 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

MATERIAL INFORMATION & SERVICES

TENURE: Freehold

PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: brick later extension brick and block

NUMBER & TYPE OF ROOM/S: 4 bedrooms and 3 receptions, 2 bathrooms: see attached floor plans.

PARKING: Off road / approx x4 or more.

LOCAL AUTHORITY: Gravesham / TAX BAND: G

EPC RATING: C 71/82 / Cert No: 9516-3048-8207-4625-2204

Full ratings & advisories/estimated costs are now online at the .gov web site: https://find-energy-certificate.digital.communities.gov.uk/

SERVICES

HEATING: LPG above ground 1200 litres tank / SEWAGE: mains / WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains

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

DISCLAIMER: All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property.

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.

DISCLAIMERS

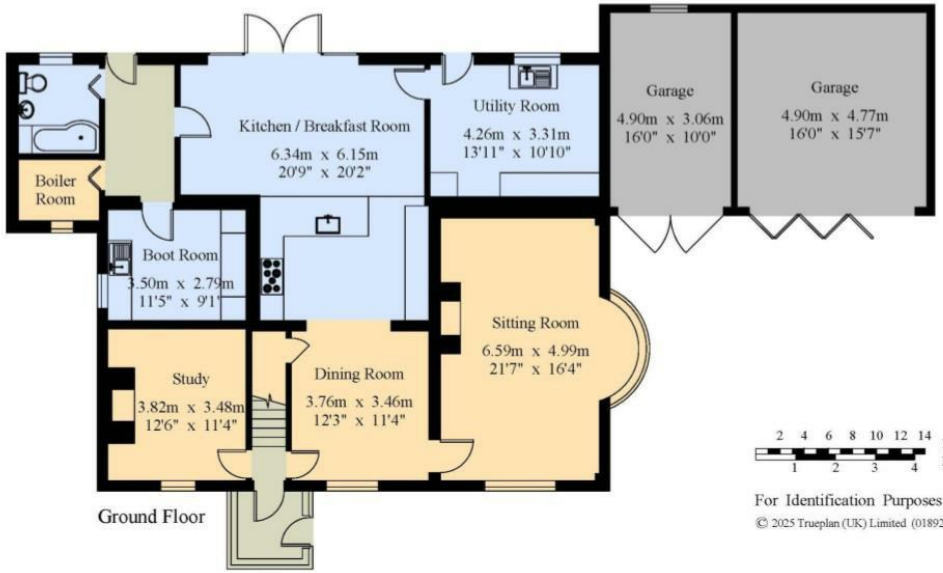
1. These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Equus International Property Ltd in the particulars as being factually accurate about the property, its condition or its value. Neither Equus International Property Ltd nor any joint agent has any authority to make any representations about the property, any information given is entirely without responsibility on the part of Equus International Property Ltd. 2. Please note that the material information is provided to Equus International Property Ltd by third parties and is provided here as a guide only. We advise you to confirm the details of any such material information prior to any offer being submitted. We will use reasonable endeavours to update if there are changes as soon as practical. 3. The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT may be payable and may change without notice.

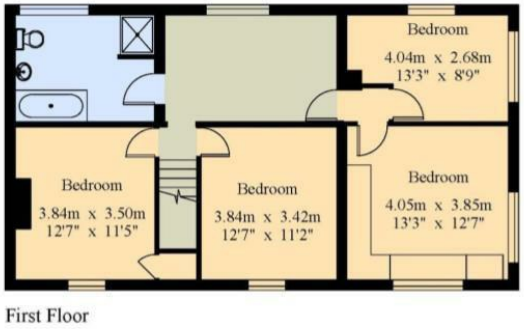
Guide price £925,000











For Identification Purposes Only.

© 2025 Trueplan (UK) Limited (01892) 614 881

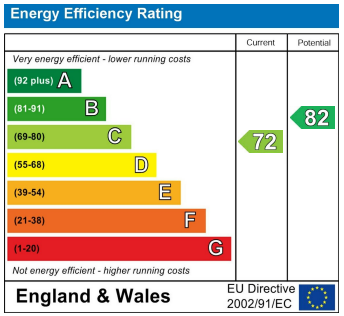


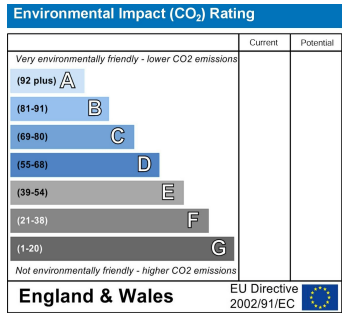
Wrotham Road

Gross Internal Area : 267.2 sq.m (2876 sq.ft.)
(Including Garages)





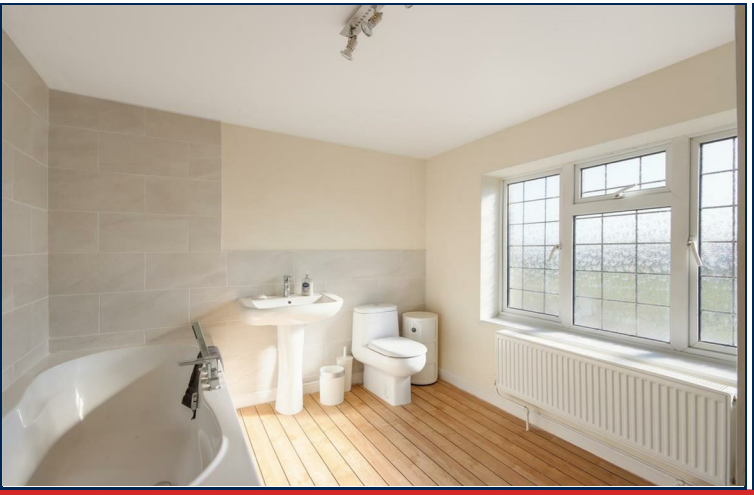




PROPERTYMISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property o r its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained.We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE





www.equusproperty.co.uk

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE

rightmove.co.uk
The UK's number one property website

Zoopla.co.uk

A member of
OnTheMarket

PrimeLocation.com

UKLANDandFARMS.co.uk

