

Annexe
3 Bedrooms

Main House
4/5 Bedrooms

The Lodge
1 Bedroom



Horseshoe Farm

Capel Road

Ruckinge, Ashford, Kent TN26 2EJ

A beautifully presented combination of three dwellings which can easily be used as one family home but considered ideal as two or three combined households.

In all about 4 acres.

OIEO £995,000



Main House



Main House



Main House

Communications

- Ashford International Station – (London St. Pancras 37 minutes) – 5.5 miles
- M20 motorway (Jct 10) – 6.5 miles
- Hamstreet (Station) – 2 miles
- Channel Tunnel – 9 miles



Annexe



Lodge

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Accommodation

Main House

- Entrance Hall • 31 ft Dining Room
- Kitchen/Breakfast Room • Study • Cloakroom
- Sauna • Library • Utility Room • Drawing Room • Double Bedroom • En-Suite
- 4 Further Bedrooms • 2 En-Suite • Family Bathroom • Balcony (Steps to garden)

Annexe

- Conservatory • Hallway • Sitting Room
- Kitchen • Double Bedroom • 2 Further Double Bedrooms (1 En-Suite) • Shower Room

The Lodge

- Entrance • Kitchen/Breakfast Room • Sitting Room • Double Bedroom • Bathroom

Gardens/Grounds

- In/Out Carriage Driveway • Double Garage
- Log Store • Summerhouse • Sun Terrace
- Outbuildings • Lawns • Pond • Woodland

Situation

Horseshoe Farm is situated on the rural outskirts of the village of Ruckinge just a few miles to the south of the thriving market town of Ashford.

Importantly, there is a direct route via nearby Ashford Road to the International Station which is under 6 miles distant and provides 37 minute high speed trains to London St. Pancras as well as Eurostar services to The Continent.

Alternatively, there are local facilities at nearby Hamstreet including a connecting village railway station taking just 5 minutes to Ashford International.

The area is well served by major retail outlets, leisure amenities and an excellent range of schools from primary through to secondary schools both in the state and independent sectors along with grammar schools for both boys and girls.

Communication links elsewhere in the locality include the M20 motorway, Channel Tunnel and good road links to the Cathedral City of Canterbury and the historic town of Tenterden.

Horseshoe Farm

A beautifully presented and well maintained detached country home with extensive accommodation informally divided into three dwellings. The main house and the adjoining annexe can easily be used as one home but the annexe is presented to a high standard and is exceptionally spacious.

The Lodge is separate from the main house and offers more modest accommodation but further space could easily be converted from the integral double garage if required.

The property is likely to suit those who either require a large house or preferably wish to combine resources and share the space and the excellent facilities.

Gardens & Grounds

The property is approached from a pebble in/out driveway with plenty of parking and attractive landscaping including access to the double garage. The gardens lie principally to the rear and extend in all to about 4 acres including wide expanses of lawns, a variety of trees, a delightful duck pond and a number of outbuildings. There is a delightful summerhouse which is surrounded by a decked terrace and can be accessed from the main house beneath an ornate wooden staircase connecting with the first floor balcony. The decked area is connected to an adjoining Indian sandstone terrace which extends across the back of the house. There are a number of outbuildings and shady woodland ideal for exercising dogs or for childrens' adventures.

Services

Mains electricity and water, oil fired central heating, private drainage.

Viewing

Strictly by appointment with the Agents **(C1423)**.

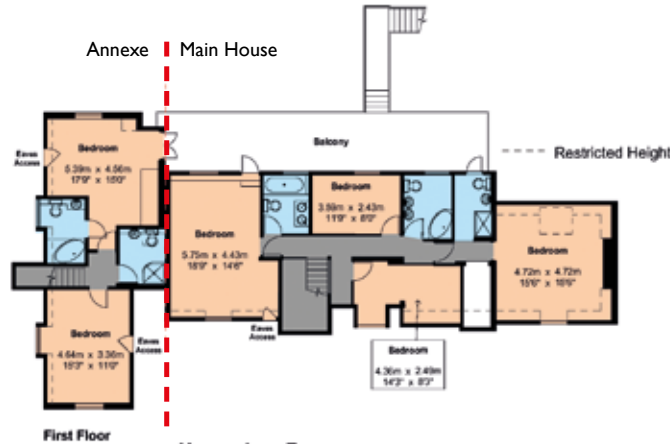
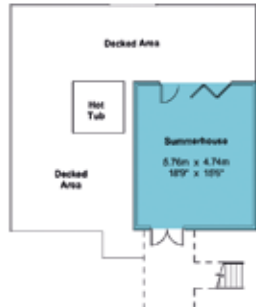
Horseshoe Farm
 Capel Road,
 Ruckinge, Ashford, Kent TN26 2EJ



First Floor



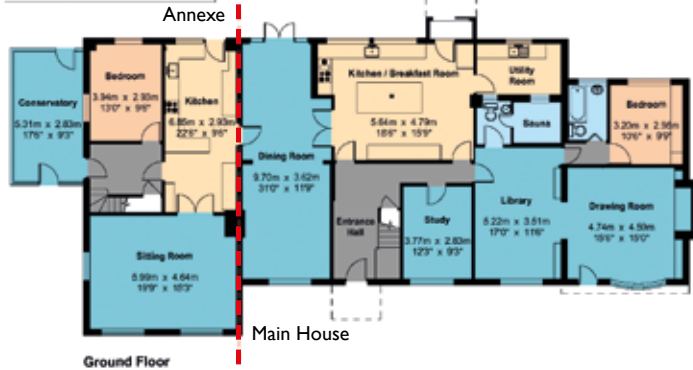
Ground Floor



First Floor

Horseshoe Farm

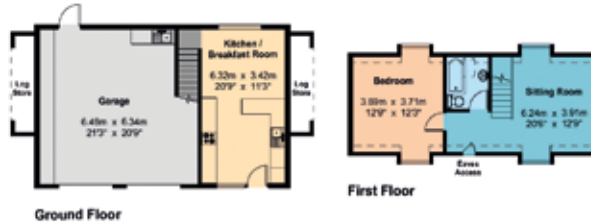
House - Gross Internal Area : 271.2 sq.m (2919 sq.ft.)
 Annexe - Gross Internal Area : 136.2 sq.m (1466 sq.ft.)
 Garage / Lodge - Gross Internal Area : 104.6 sq.m (1125 sq.ft.)
 Outbuilding - Gross Internal Area : 84.9 sq.m (913 sq.ft.)
 Summerhouse - Gross Internal Area : 27.3 sq.m (293 sq.ft.)



Ground Floor

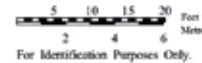
Main House

The Lodge



Ground Floor

First Floor



Directions

From the M20 motorway leave at Junction 10 and follow the signs towards Brenzett A2070. Do not join this carriageway but continue to the second roundabout and take the first exit in the direction of Kingsnorth. Pass through Kingsnorth passing the Queens Head pub on the right hand side and Triumph Motor Garage. Take the third left hand turning into Capel Road whereupon the property will be found after about 0.75 miles on the left hand side.

Alternatively, from Tenterden take the B2067 towards Hythe. In the centre of the village of Hamstreet turn left and climb the hill passing the village railway station on the right hand side. After about 1.25 miles Capel Road will be found on the right hand side.

hobbsparkers.co.uk onTheMarket.com [rightmove](http://rightmove.com)

Energy Efficiency Rating

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



Country Houses
 DISTINCTIVE COUNTRY PROPERTY

Main House



HOBBS • PARKER
 Country Houses



Ashford Office
 Romney House
 Orbital Park
 Ashford TN24 0HB
 01233 506260

Tenterden Office
 9 The Fairings
 Oaks Road
 Tenterden TN30 6QX
 01580 766766

Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have 25 years of experience – the majority of which have been spent working specifically within the Country Houses market.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Country Houses, Ashford Homes, The Villages, Tenterden Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.

A handwritten signature in black ink, appearing to read 'Alex J Davies'.

Alex J Davies FNAEA MARLA
Managing Director & Head of
Hobbs Parker Country Houses