



Woodlands, Equestrian Centre, Cotmans Ash Lane,  
Kemsing, Sevenoaks

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# Woodlands Equestrian Centre

## Cotmans Ash Lane

### Kemsing

### Sevenoaks

### TN15 6XD

There are good communications by road with the A20 at West Kingsdown providing connections in the west to junction 3 of the M25 and the M20, London Gatwick, Stansted and City airports, the Channel Tunnel and the Kent Coast. To the south there is access to the A21 and M25 at Sevenoaks.

A small farm with a number of useful buildings, ideal for a variety of uses. Currently used as an equestrian centre. In all about 2 acres

Kemsing village 1.7 miles, Sevenoaks town and mainline station 5.9 miles (London Cannon Street 33 minutes, London Charing Cross 36 minutes), Gatwick airport 34 miles

#### The property

A small farm with a number of useful buildings, ideal for a variety of uses and currently used as an equestrian centre.

Woodlands Farm is located within the green belt and in an AONB and comprises a number of concrete framed buildings some of which are subdivided into stables, tack rooms and stores.

There is a separate 2 bedroom detached lodge and a 1 bedroom self contained flat. Also a floodlit 60mx20m sand and rubber arena.

#### Outside

A number of concrete framed barns, stables and a school. In all about 2 acres

#### Location

The location benefits from outdoor pursuits nearby, such as golf and equestrian facilities amongst others. Quick access to Sevenoaks and further easy links to central London by road and rail are available.

The area is also well served by a selection of desirable state and independent schools.











## Directions

Exit the M25 at Junction 5 and take the A21 turn off and proceed onto the A25, heading East through the traffic lights. After passing through Seal, continue up the hill and take the second turning on the left (signposted Heaverham and Kemsing). Continue through Heaverham and just after Crowdleham House, turn right into Cotmans Ash Lane. At the crossroads with Pilgrims Way, proceed straight across. Continue up the hill for just over half a mile, where Woodlands Equestrian Centre will be found on the right hand side

## General

**Local Authority:** Sevenoaks

**Services:** Mains electric, water, drainage, telephone

**Tenure:** Freehold

**Guide Price:** £1.6m

## Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

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