



CHURCHILL
COUNTRY & EQUESTRIAN

JENKEY FARM
KENT

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Church Lane, Shadoxhurst, Ashford, Kent, TN26 1LY

A superb equestrian property with outstanding and extensive equestrian facilities and excellent accommodation. Jenkey Farm is a rarity and there are few equestrian set ups of such quality. Set in around 48 acres.

The 5-bedroom property is well presented, light and spacious with a very good layout and views across the land. It benefits from an impressive open plan kitchen/ dining room, underfloor heating, and en-suite bathrooms. Planning consent has been granted by Ashford Borough Council (19/01406/AS) for a substantial two storey double garage with games room and wc.

5 Bedrooms • 15 stables • 46m x 23m indoor arena with large gallery area and fitted kitchen • 60m x 30m outdoor arena • 5 bay horse walker • Lunge pen • rehabilitation/stallion pen • large agricultural barn and further Atcost barn • office/show secretary box • ample hard standing and parking • In all, some 48 acres



Equestrian facilities

The equestrian facilities, finished to an impeccably high standard to suit a wide variety of equestrian disciplines are designed with usability in mind whilst keeping a luxury feel throughout. There is a separate equestrian entrance with ample hard standing for lorry and trailer parking and scope for equestrian events, shows and clinics. Jenkey Farm is a unique offering for both private use and as an equestrian centre.

Main Yard and indoor arena

The impressive internal stables comprise 7 Monarch stables with swan neck dividers, automatic water drinkers, drainage, and rubber matting throughout. A pristine fully fitted tack room with hot water and lounge area, feed room, plant room and separate laundry/rug room, all fitted with downlights and insulated roofs. There are two large internal wash bays with hot water and over arm hoses and a good-sized Ascot solarium. The feed room has been cleverly designed with double doors to the rear for easy access to the hay barn and for deliveries.

The internal stables lead through to the spectacular 48m x 23m indoor arena fitted with composite kickboards, attractive chrome lettering and wall to wall mirrors. The Equivia grade II wax surface means there is no requirement for a sprinkler system. On the far side is an electronic Galebreaker for all year use, providing protection from rain and wind whilst retaining ventilation. The generous gallery area is striking with a fitted kitchen and large island, great attention to detail has been put into the seamless design with the work surface running the entire length of the gallery and provides plenty of space for spectating and storage.

Outdoor arena, lunge pen and horse walker

Outside is a Mark Scott 60m x 30m outdoor arena with a sand and fibre surface, impeccable drainage and space to extend, a Monarch 5 horse walker with automated rotation. The property also features a Monarch lunge pen with Equivia Grade I surface and a fully drained Stallion or rehabilitation pen with surface and reinforced stallion gate.

External stable yards

There are two separate external stable yards, a 3-box yard, including a large foaling box or isolation bay, all fitted with fan systems for summer cooling. There are 3 Monarch outdoor wash bays with over arm hoses, and one Monarch drying bay. A further self-contained 5 box stable block, fenced and gated with tack room, electricity, lights and water. Significantly the yards could be run independently of each other.



Parking and outbuildings

To the side of the large parking area is a large 18m x 16m agricultural barn, used currently for machinery and hay storage and further Atcost barn both with electric roller shutter doors and personnel door and separate brick-built office/show secretary box. To the rear of the indoor arena is a toilet block with ladies and gent's facilities and large outdoor water tank for use on the outdoor arena. All the facilities have high specification security installed and are fully alarmed with shockers on all windows, door and roof, CCTV and laser motion detection.

Land

The land extends to over 48 acres and is beautifully maintained with a number of smaller well fenced paddocks close to the stables and arenas whilst a concrete driveway leads away from the buildings to the large fields with access to fantastic offroad hacking. The large fields are currently used for hay but have scope for a cross country course, gallop track and further grazing. The land also benefits from a large pond.

The Property

The attractive 5-bedroom property has a lovely layout and enjoys views across the land. The two-storey timber frame porch leads into a light and spacious hall and lobby with high ceilings and glass panel windows. The excellent open plan kitchen/dining room has a large island providing an ideal space for entertaining, and underfloor heating. Off the dining area is a useful utility/pantry. The living room is open plan from the hallway, has a built-in log burner and two large french doors opening to the garden and patio area, overlooking the paddocks and far-reaching views across the land. There is a further reception room with a large ensuite which could be used a fifth bedroom, office or snug.

Upstairs are 4 double bedrooms, four with en-suites and a family bathroom. The large master bedroom has its own dressing room and all the bedrooms have fitted wall to wall wardrobes. The galleried landing has a charming seating area overlooking the front garden and stables.

Gardens

The wrap around gardens extend to about 0.5 acre, are mainly laid to lawn with large patio area, the garden is nicely screened by mature hedgerows, borders and parcel of adjoining woodland.







Situation

Jenkey Farm is situated in a convenient location about 0.75 a mile south east of Shadoxhurst village. The village of Hamstreet, which has a primary school and a wide range of amenities, is only 2.5 miles to the south whilst Ashford with its high-speed service to London St Pancras (37 minutes) as well as connections to the M20 motorway is only 4.5 miles to the north. The historic Wealden town of Tenterden with its picturesque High Street as well as good quality shopping and leisure facilities is just 7 miles to the west.

There is an excellent selection of schools in the area in both the state and private sectors at primary and secondary levels.

Of Equestrian Interest

The property is within an hour and a half of Hickstead and Ardingly showgrounds, Pyecombe, Golden Cross, Felbridge and Plumpton racecourse. Brightling gallops and XC course and Duckhurst Farm Equestrian centre are within half an hour. For those with international competitions in mind the Channel Tunnel terminal is within 45 minutes.



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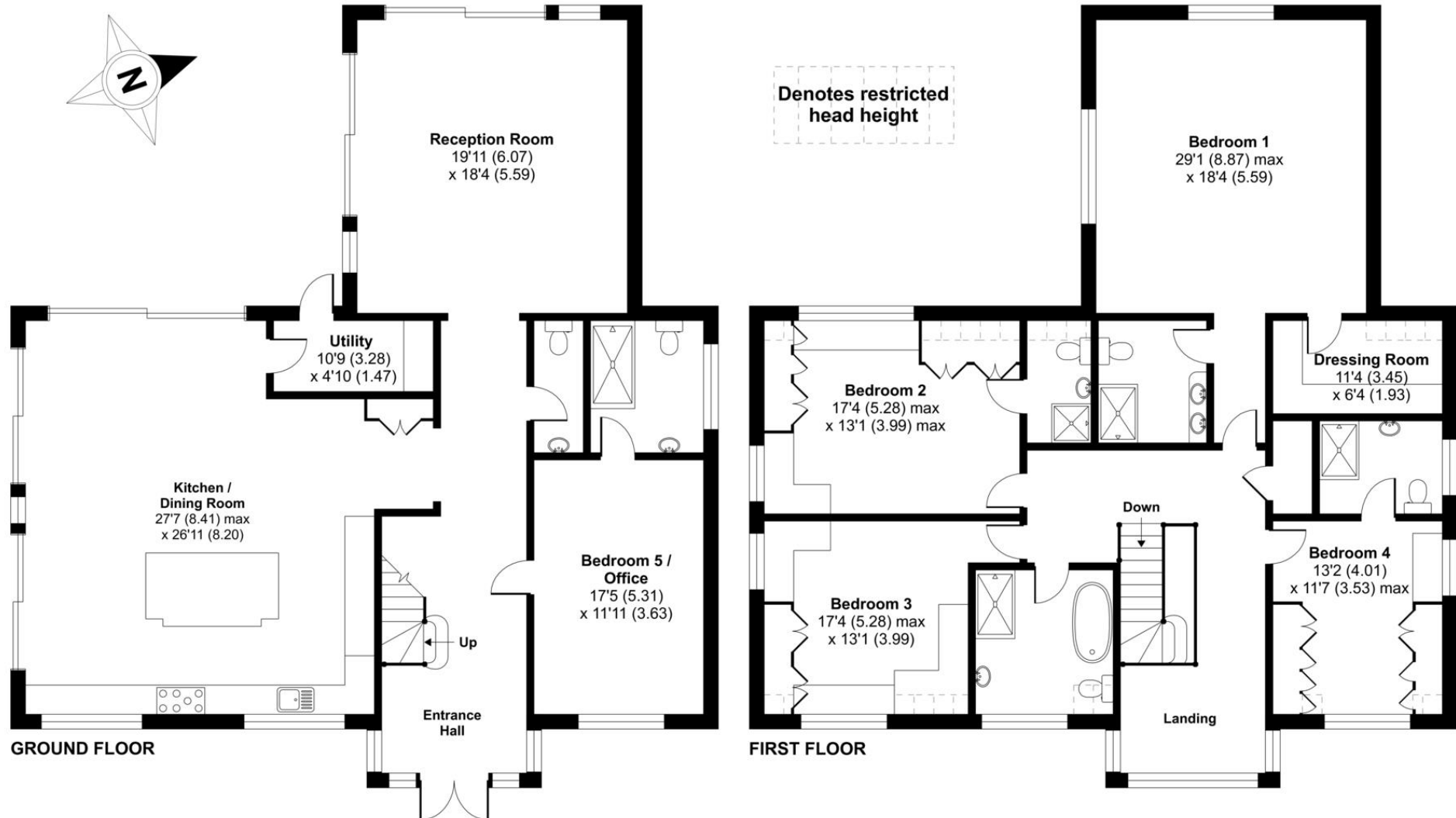
Approximate Area = 3253 sq ft / 302.2 sq m

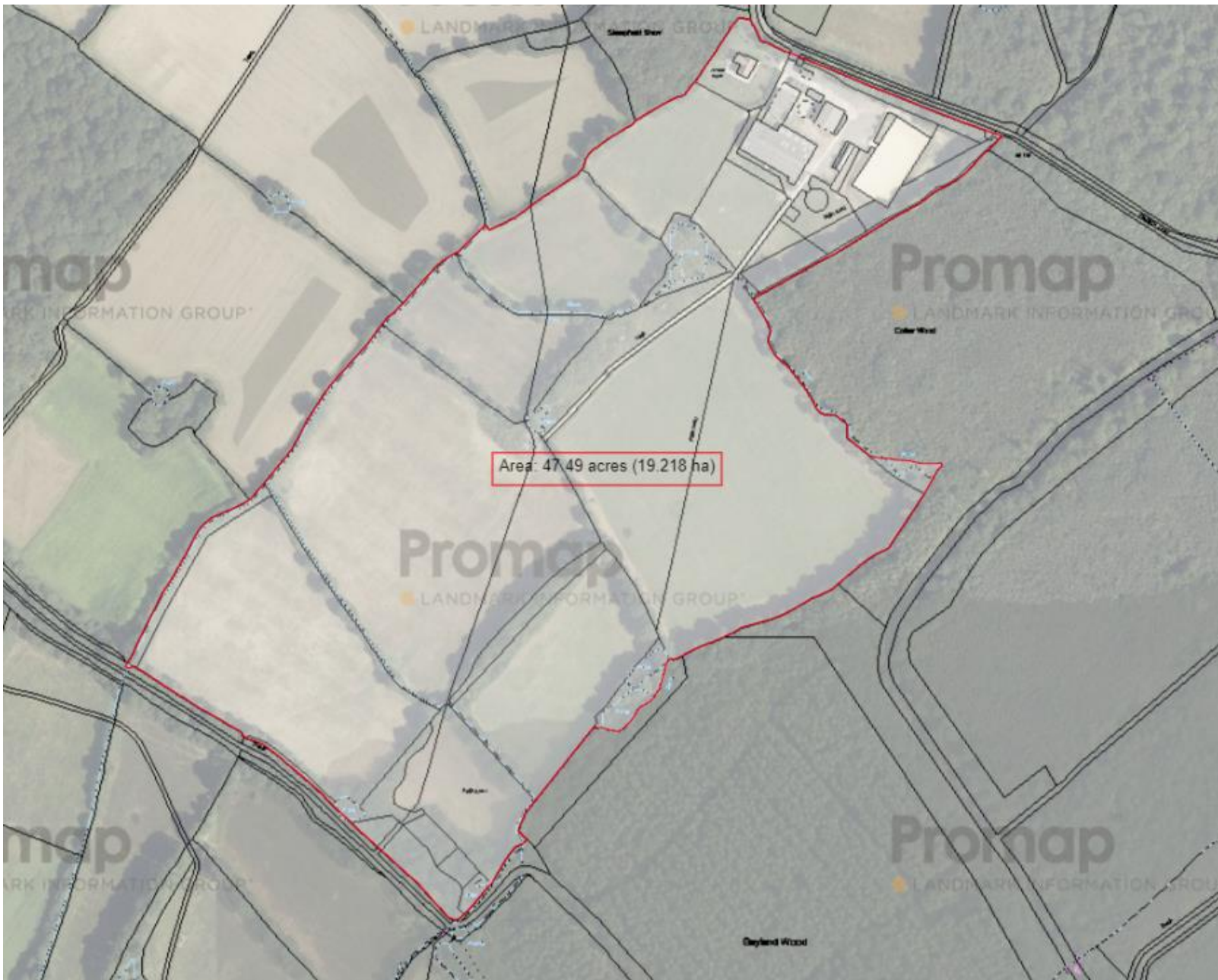
Limited Use Area(s) = 47 sq ft / 4.3 sq m

Outbuildings = 25188 sq ft / 2340 sq m

Total = 28488 sq ft / 2646.5 sq m

For identification only - Not to scale





Further Information

Services: Mains water and electricity, oil fired boiler, private drainage.

Local authority: Ashford Borough Council

Tax Band: G

EPC: Band C

Tenure: Freehold

Photographs: Taken December 2021

Viewings: All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents

Land map: For indicative purposes only, not to scale.

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Viewing strictly by appointment through the Vendor's Sole Agents Telephone: 01403 700222 | Web: www.churchillcountry.com

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