

Morning Copse - Kent



Morning Copse is a tranquil and diverse woodland nestled on the edge of the [Kent Downs AONB](#). Spanning just over two acres, this manageable-sized woodland is ideal for those considering owning their own piece of nature.

Within Morning Copse, a charming seasonal pond graces the northeast corner, attracting a rich variety of wildlife, including deer, foxes, and badgers, which frequently visit the wider wood. The trees here offer a delightful mix, with towering oaks, hornbeam, and ash standing tall, while chestnut, birch, hazel, and hawthorn thrive at lower levels.

Underfoot the site is flat for the most part and easy to navigate. Various open areas can be found, ideal for setting up camp in the summer months. The southwestern section of the woodland is denser, with an abundance of ferns and bracken, providing an opportunity to create new pathways for accessing more secluded areas.

The nearby villages of Hollingbourne and Harrietsham are within walking distance, offering shops, pubs, restaurants, and train connections. [Leeds Castle](#), with its [Go Ape](#) adventure park, is also close by for family fun. Morning Copse is conveniently situated for easy access to both the east and south coasts, and London is less than an hour away.

Ward is North Downs and the County Council is Hampshire Kent

Boundaries: The northern boundary follows the main access track. The southwest boundary is fenced. Southeast is marked with orange paint on posts and trees and northwest is marked with yellow paint on posts and trees.

Access: Vehicle access is possible all year round via a hard track and shared locked gate. Parking is possible within the woodland.

Covenant: There is a covenant on the wood designed to ensure the quiet and peaceful enjoyment of this and adjoining woodlands.

[Click HERE](#) to see free OS maps.

Details for this wood

Guide price: £38,000 - Freehold
Size: About 2¼ acres

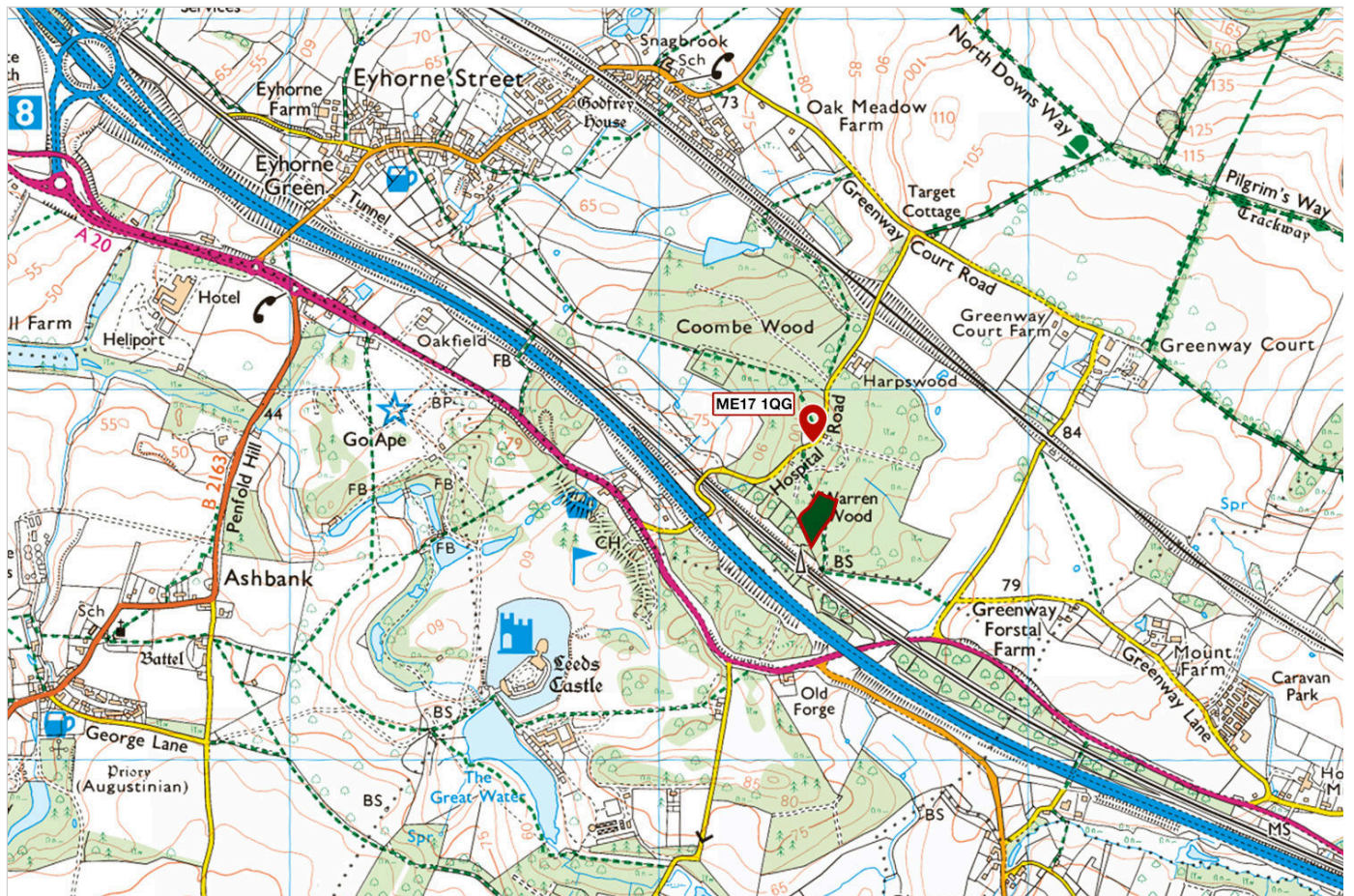
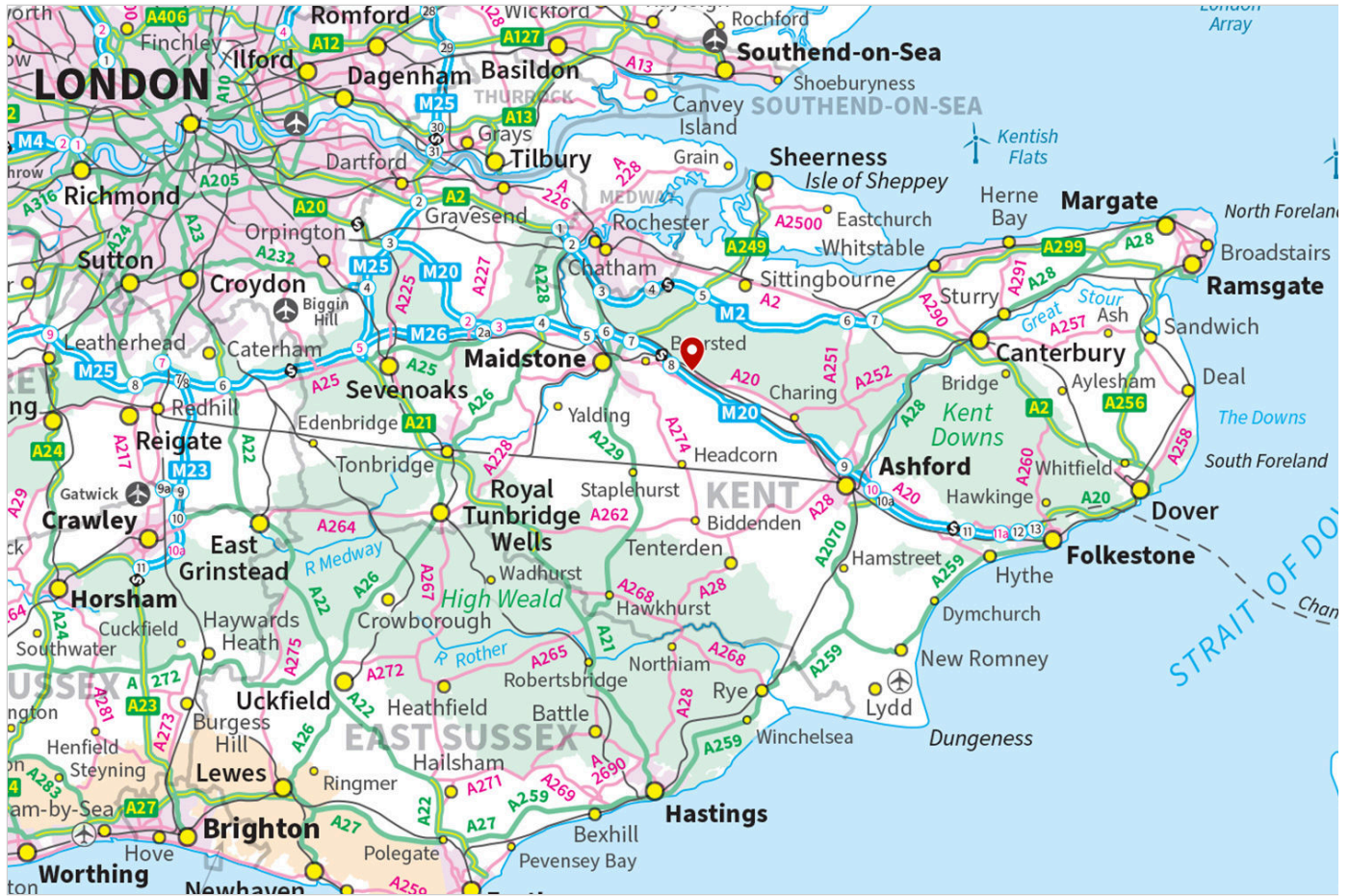
Location: Hollingbourne, Maidstone
OS Landranger: No 188
Grid ref: TQ 84424 53659
Nearest post code: ME17 1QG

Contact: Ben Williamson
Phone: 07958 213 914
Email: ben@forests.co.uk

Viewing: You are welcome to visit this wood by yourself, but please [Click here](#) to download the details showing the location of the woodland and ensure that you have a copy of these sales details with you. Many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone or tablet. Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception.

Maps: OS OpenData © Crown copyright and database rights 2024 & [OpenStreetMap](#)

Our Maps





Directions

Morning Copse, Warren Wood, Hospital Road, Hollingbourne

1. [Click here for Bing Maps Directions](#) click on the "Directions" box and enter your postcode.
 - For viewing purposes, park on the verge opposite the main gate as marked on the map. Please don't block the access.
 - Pass to the side of the gate and follow the track marked blue on the map.
 - After approx 150m the parking area for Morning Copse will be on your right.

2. **For Satnav:** the nearest postcode is **ME17 1QG** as shown by the marker on the maps. The main coordinates for access are **51.253525, 0.640112. W3W [///flinch animator.older](#)**

Please note: the particulars with plans, maps, descriptions and measurements are for reference only and although carefully checked we cannot guarantee their accuracy and do not form part of any contract. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars.