



Fant House
Fant Farm | Maidstone | Kent | ME16 8DE

Seller Insight



This lovely six-bedroom Grade II Listed manor house is located along a private road on the outskirts of Maidstone and is set in a walled plot of approximately one acre.

"We'd been living in a very different property — an architect-designed home with a small garden — and for two years we'd been searching for somewhere reasonably close to a town centre that offered more space inside and out for our family of two young teenage boys," recalls Tony. "In 2006, we spotted Fant House on the internet. It met our general criteria for space and location but we fell in love with it because of its unique character and lovely setting. It's of mixed vintage with an older three-storey core, which is flanked on both sides by two-storey wings that were probably built in Victorian times."

"When we first visited Fant House, the house had stood unoccupied with no heating for about two years," explains Pam. "Although it was structurally sound and had been rewired and re-plumbed, it needed completely stripping out and refurbishing. A number of early features of the house were already exposed, such as the fireplace in the lounge, but we uncovered others as the work progressed, such as wall timbers. We replaced some of the bathroom fittings and completely refitted the kitchen, then finally moved in a year later."

"One major improvement we made was to the brick cellar, with a pre-existing light tunnel," continues Tony. "We had a waterproof membrane installed and then added plaster board walls to create a teenage den. Outside, the grass had essentially become a meadow, so we had it cut back to ground level and gradually brought it under control by feeding and weeding. We did some replanting and slowly the garden was re-established. A particular feature is the central pathway, which is covered by a pergola carrying a wisteria and other planting. The garden is very secure with a high brick wall all around, and there's plenty of space for everything from ball games to firework displays. At the back of the house there's an extensive courtyard, which provides lots of parking space and gives access to a large detached double garage."

"The courtyard adjoins Fant Farm to the rear, which is a lovely small neighbourly community that we'll miss being part of," adds Pam. "Yet Maidstone town centre and its amenities are within walking distance — or you can catch the bus, which stops outside at the front. Schools include four Grammar schools including the Maidstone Boys' Grammar and the Invicta Girls' Grammar but there's a range of good state and private schools in the area. Ten minutes away are Maidstone West and Maidstone East stations which allow easy commuting to the capital. The M20 gives access to the motorway network, the Channel Tunnel and Gatwick Airport, so communications are very good altogether."

"We will miss what has been a gorgeous family home but we need to downsize now," conclude Tony and Pam.

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Fant House

This elegant detached manor house is conveniently located on the rural fringe of Maidstone in a position that allows easy access to mainline rail stations, the motorway network enabling a comfortable commute to the city. Maidstone itself is extremely well placed for schools. State, Private and Grammar school are all easily reached.

The property itself is predominantly of Georgian styling with Gothic influences and has understandably been Grade II listed in recognition of its prestige and character. Internally there are six bedrooms and five reception areas served by five bathrooms (including four on en-suite) plus a ground floor W.C. A delightful kitchen/breakfast room is complimented by a utility room and a laundry. The property enjoys a large cellar / games room and a further store.

The property sits within a plot of approximately one acre with delightful gardens that enjoy the seclusion and protection provided by high brick walls - which are a feature in themselves. An extensive paved terrace offers an excellent space for entertaining and the large flat lawns are ideal for family recreation.





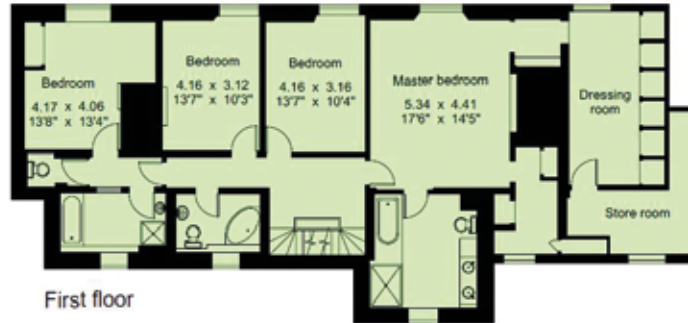


Fant House, Maidstone

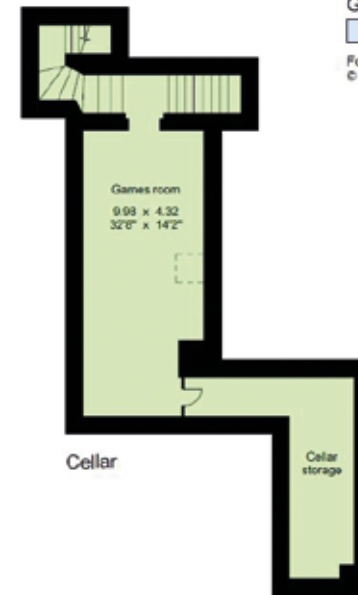
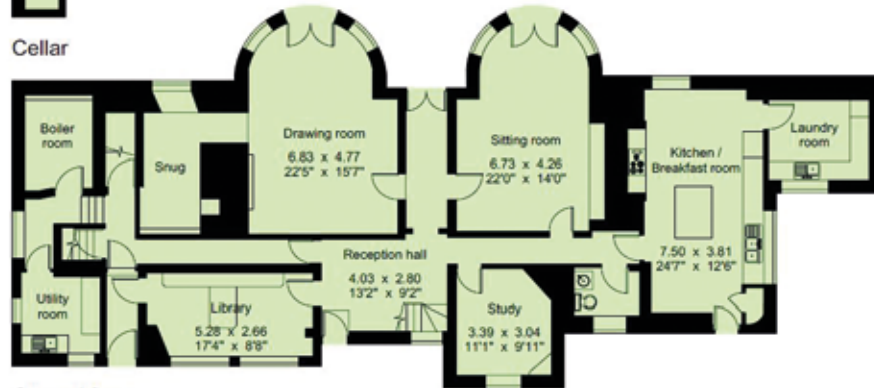
Gross internal area (approx.)

House - 537.5 sq m (5785 sq ft)

For identification only - Not to scale
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Cellar

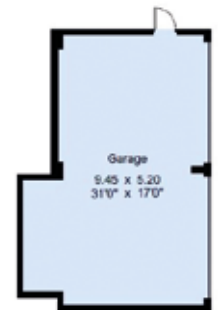


Fant House, Maidstone

Gross internal area (approx.)

Garage - 53.8 sq m (579 sq ft)

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EPC Exempt

Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2016 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent, ME14 1BS. Printed

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