



Orchard Cottage Farm  
Headcorn Road | Grafty Green | Maidstone | Kent | ME17 2AU



# Seller Insight

“We were immediately drawn to the elegant look of the house both inside and out,” say the current owners of the stunning Orchard Cottage Farm, “with the yard behind and the large stables and equestrian facilities. Beautifully presented with generously proportioned living accommodation, this 4 bedroom, 4 reception room house is the ideal spacious home.”

Originating from the 1800's with external elevations of brick and hanging tile, the property retains much of the original feel and historic features of this time, having been lovingly maintained by the current owners. "Improvements have been made over the years such as a new kitchen floor and driveway which only serve to enhance the aesthetic of the original house," they say.

The grounds surrounding the property are mature and well cared for, and really come into their own in summer, when the sun wraps around the house in the same manner as the gardens themselves, flooding both house and gardens with light and warmth. "The wraparound garden is deceptively spacious," say the owners, "so we have plenty of room for outdoor entertaining and al fresco dining with family and friends in the courtyard or on the lawn. The stables are extensive too, and come with planning permission for a holiday let and lapsed planning for a sand school."

The local area also has much to offer, with excellent access to surrounding villages by road or rail. "Headcorn station offers services to London Bridge, Waterloo, Charing Cross and Cannon Street and the nearby Lenham station goes to Victoria. Ashford also offers fast trains to London Euston for commuters wishing to reach the capital, with the M40 motorway easily accessible, too. Tenterden's tree lined high street is just a short drive away, offering various shopping facilities, with supermarkets, recreation ground and pubs also to be found in the town centre. Sitting within a large conservation area by the River Rother valley in the Ashford District of Kent, bordering The Weald forest, the area boasts many lovely walking and cycling routes stretching for miles around.

"We will miss the feeling of spaciousness which this house affords, with its generously proportioned rooms and outbuildings."

"Being so close to the Channel Tunnel, it is easy to get to France for a continental day out or convenient holiday."

"We have enjoyed entertaining friends and family many times in this house over the years, from relaxed summer barbecues to more formal dinners with business clients."

\* 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

## Orchard Cottage Farm

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A superb opportunity to acquire this detached equestrian country home set within an approximate plot of 18 acres on the fringes of the rural yet accessible location of Grafty Green and Headcorn. The motorway network is accessed easily as are a choice of mainline stations that offer routes to several of London central termini. For those wishing to enjoy continental travel, the channel tunnel, channel ports and Ashford international rail station are all comfortably reached via the nearby M20.

The property itself is an old farm house and thought to date from the mid eighteen hundreds. Currently arranged over two floors, the ground floor comprises of a dining/family room, an ample sized kitchen with separate utility and a formal lounge which is further complimented by a sun room, study and convenient cloakroom. Four double bedrooms, master en-suite and a separate family bathroom complete the first floor and all provide wonderful views of the gardens, grounds and countryside beyond.

Schools abound in this area. The nearby village of Sutton Valence has private schools catering from 'prep school age' upwards. Secondary schools can be found in Lenham or Maidstone, the latter of which also offers a choice of selective Grammar Schools.

ENTRANCE Period entrance door opening to

ENTRANCE HALL Double glazed windows to front. Solid cherry wood flooring. Radiator.

GROUND FLOOR W.C Window to front. Low level close coupled W.C. Pedestal wash hand basin. Tiled walls and floors. Radiator.

DINING/FAMILY ROOM Double glazed windows to front and side. Beamed ceilings. Exposed brick inglenook fire place with large wood burner. Solid cherry wood flooring. Radiator.

KITCHEN Double glazed window to rear. Additional entrance door to parking area. Enamel twin sinks with mixer taps inset into sink surface. Fitted kitchen with a range of wall, cupboard and drawer base units. Movable centre island with granite work top and storage under. Rangemaster double oven, hob and extractor. Local splash-back tiling. Limestone flooring. Radiator. UTILITY ROOM Double glazed window to side. Housing boiler and additional space for washing machine. Limestone flooring.

SUN ROOM Double glazed doors to rear leading into garden. Tiled floors. Radiator.

LOUNGE Double glazed windows to rear and side. Double glazed door leading into garden. Fitted carpet. Radiator.

STUDY Double glazed windows to front and side. Solid cherry wood flooring. Radiator.

STAIRS TO FIRST FLOOR Wooden balustrade. Fitted carpet.

LANDING Double glazed windows to front and rear. Access hatch to loft. Fitted carpet.

MASTER BEDROOM Double glazed windows to rear and side. Built in wardrobes. Fitted carpet. Radiator.

MASTER EN SUITE Double glazed window to side. Panelled bath-tub with mixer taps, incorporating rain forest shower over. Low level close coupled W.C. Vanity wash hand basin. Tiled walls and floor. Radiator/ towel rail.

BEDROOM Double glazed windows to front and side. Fitted carpet. Radiator.











**FAMILY BATHROOM** Double glazed window to front. Corner shower enclosure. Low level close coupled W.C. Wall-hung Vvnyty wash hand basin. Tiled walls and floor. Radiator/towel rail.

**BEDROOM** Double glazed windows to front. Built in wardrobes. Fitted carpet. Radiator.

**BEDROOM** Doubled glazed window to rear. Storage cupboard. Fitted carpet. Radiator.

**STABLING & YARD** The property benefits from 9 stables, a hay barn, feed room, tack room and two offices set around a concreted yard with water supply, power and light.

**PADDOCKS** Offering 6 paddocks in total with a water supply.

**SAND SCHOOL** There is lapsed planning for the addition of a sand school.

**ACCESS AND PARKING** The property is secured behind a 5 bar wooden gate that opens onto a long driveway. The driveway extends beyond the house towards a large concrete parking area for several vehicles.

**GARDEN** The property sits within a formal garden. A range of specimen trees, mature plants and shrubs can be found with an ornamental pond acting as the main focal point.

**DETACHED BARN** A sizeable detached barn with power and light.

**HOLIDAY LET** Additional barn with planning permission to become a holiday let (REF:14/501054/full)







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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