



Kettle Farmhouse
Kettle Lane | East Farleigh | Maidstone | Kent | ME15 0JU

FINE & COUNTRY

KETTLE FARMHOUSE

Fine and Country are delighted to present this stunning example of an architecturally designed home, perfectly positioned in a semi-rural location within the parish of East Farleigh.

This substantial home is currently configured as a five/six bedroom, four bathroom residence and provides a contemporary and stylish means of living. The property itself sits within its own mature and well tended grounds in a plot exceeding 1.3 acres and is accessed via a long sweeping driveway.



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This area of Kent is renowned for its beautiful villages and countryside, yet is conveniently positioned for a surprisingly short commute to the capital. A choice of local rail stations is found within a few minutes, with typical journey times to central London being around 1 hour. For those considering continental travel the Channel Tunnel is just 45 minutes away, with the Channel Ferry ports just beyond this. Paris by rail is possible via Ashford International Station in less than two hours, with a myriad of further European journeys available.

Educational facilities abound in the area. Local primary schools are found in the nearby villages as are Secondary Schools. A choice of Grammar Schools is found in Maidstone, and private schools, notably those found at Sutton Valence are just minutes away.

Maidstone, which is Kent's county town, is blessed with a wide array of retail outlets and is regionally accepted as being a hub for commerce and leisure.

ENTRANCE Oak entrance door opening into:

ENTRANCE HALLWAY Oak flooring. Beamed ceiling. Built in storage cupboard.

GROUND FLOOR W.C. Low level close coupled W.C. Wall hung wash hand basin. Radiator. Tiled walls. Tiled floor.

LOUNGE Double glazed windows to rear and side. Beamed ceiling. Feature fireplace. Wood panelling. Radiators. Fitted carpet.





SNUG Double glazed window to front. Double glazed doors to rear. Large fireplace opening with wood burning stove. Oak flooring with under floor heating.

STUDY Double glazed window to front. Fireplace surround. Fitted storage. Radiator. Oak flooring. Under floor heating.

PRINCIPAL KITCHEN Double glazed windows to side. Double glazed doors to garden. Twin sink units with mixer taps inset into Corian work surfaces. Comprehensive range of cupboard and drawer base units. Integrated dish washer, washing machine and tumble dryer. Inset electric hob with extractor. Range of upright units with integrated fridge and freezer plus integrated oven and microwave. Radiator. Slate floor.

GLAZED 'LINK' LOBBY Access to contemporary extension. Double glazed windows to front and side. Tiled floor.

SECONDARY KITCHEN & DINING AREA Double glazed window to front. Double glazed doors to front. Central island with polished stone work surface. Cupboard and drawer base units below. Complimentary upright cabinets. All current appliances in situ are included within the sale but are unconnected and untested. Tiled flooring with underfloor heating. Open plan to:

FAMILY ROOM Double glazed doors and windows to both sides. Under-stairs storage cupboard. Tiled floor with under floor heating.

Seller Insight

“ This magnificent period home, the original part of which dates back to c1840, enjoys a splendid location on the beautiful rural fringes of Maidstone. “It was when I was standing in the garden during the very first viewing that I knew this was the house for us,” says Nicola. “I couldn’t hear a thing and the views were just stunning in every direction. It’s a beautiful house that’s tucked away along a quiet, single-lane track, so it’s very private, secluded and incredibly picturesque; you almost wouldn’t believe that it’s just a ten minute drive into Maidstone town centre.”

“The previous owners had lived in the house for around twenty-five years, so it was badly in need of a great deal of TLC. We ended up renovating the original part of the house from top to bottom, and we also took down the old extension and replaced it with a much more contemporary living space. There’s now a really nice contrast between old and new: the period part of the house has been tastefully decorated but still retains all of its lovely features, so has great character and charm, while the new extension has given us a huge modern kitchen, dining and living space that can be opened up to the garden via the large bi-folding doors. The house as a whole is now a fabulous family home.”

“The house sits right in the middle of a plot of approx. one point three acres of grounds, and we’re surrounded by fields, so the whole property is totally secluded,” continues Nicola. “To the front we have a sweeping driveway and beautifully manicured lawns.

“I’d say that the new open-plan living space is my favourite part of the house,” says Nicola. “The lighting has been designed in such a way that you can zone each area, so although the room as a whole is very large, when we settle down in the evening to watch a bit of TV we can create a really cosy atmosphere.”

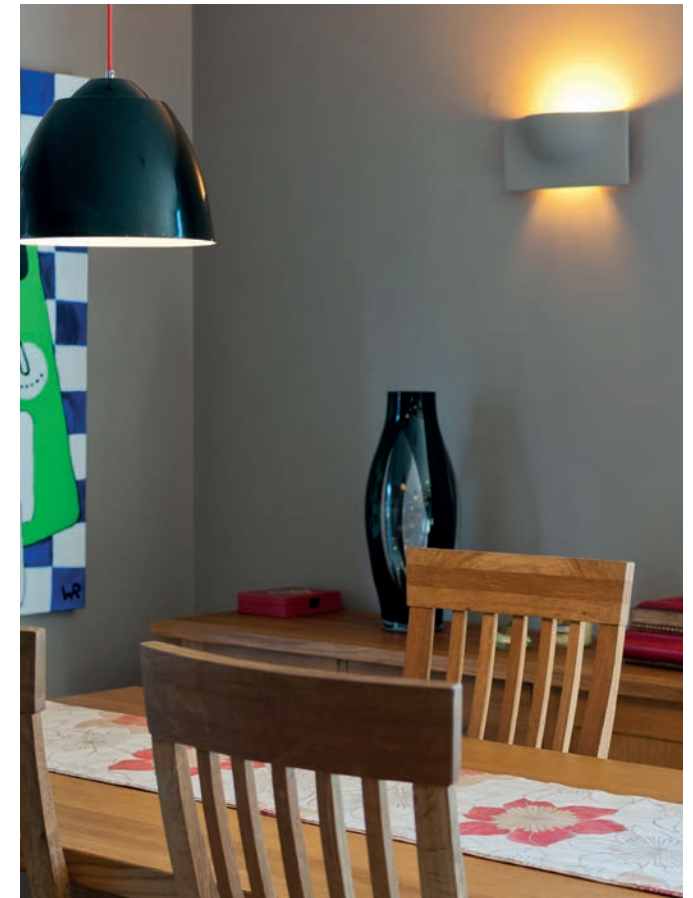
“We really do enjoy the best of both worlds here,” says Nicola. “We have great transport links, an excellent array of shops and amenities just a stone’s throw away in Maidstone, and yet we’re surrounded by all this beautiful countryside.”

“The master bedroom has a ceiling to floor window looking at the front gardens. We wake up in the morning to a glorious view overlooking the park like gardens and beautiful trees.”

“I think it’s the lifestyle that this house has afforded us that I’ll miss most,” says Nicola. “We’ve thoroughly enjoyed the simple pleasures, such as getting our wellies on and going for a long walk through the orchards or along the river, hopping on our bikes or going for a cosy Sunday lunch in any one of the lovely pubs that we have nearby. It’s been a fabulous place to live.” *



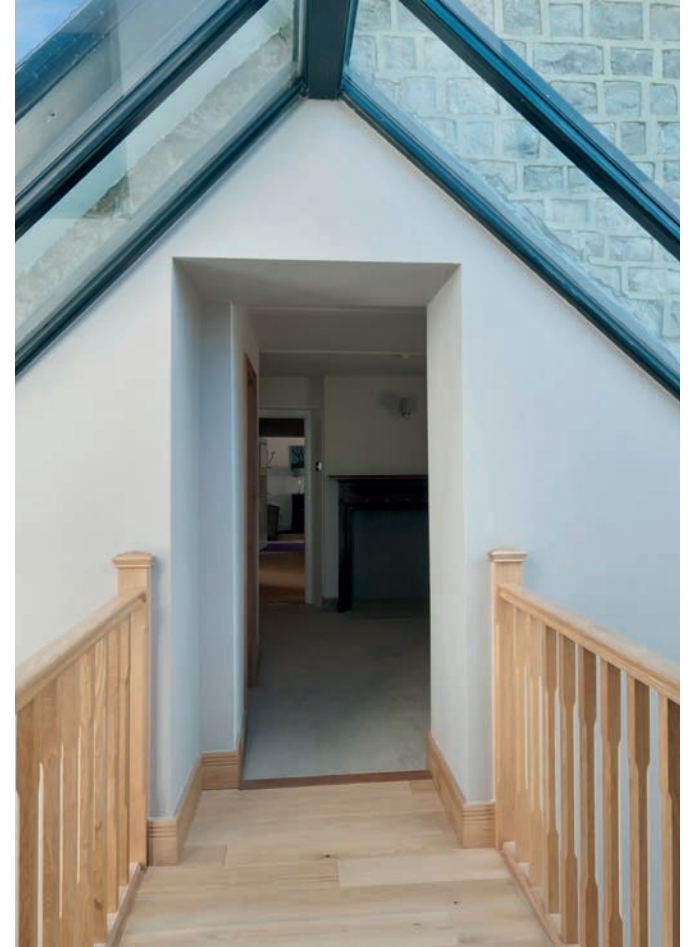




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STAIRCASES TO FIRST FLOOR The property is served by two staircases. The principal staircase from the main hall features ornate cast iron balustrade and oak hand rails. The secondary staircase of oak construction and is of contemporary design.

LANDING Fitted carpet. Doors to:

BEDROOM Double glazed windows to rear and sides. Built in storage cupboards. Radiators. Fitted carpet.

EN-SUITE Double glazed window to side. Corner 'spa' bath with hand shower attachment. Storage cupboard. Low level w.c. with concealed cistern. Wash hand basin with storage cupboard below. Local wall tiling. Radiator/towel rails. Tiled floor.

BEDROOM Double glazed window to front. Fireplace surround. Radiator. Fitted carpet.

BEDROOM Double glazed window to front. Extensive range of fitted storage. Radiator. Fitted carpet.

BEDROOM Double glazed window to front. Fireplace surround. Fitted carpet. Built in cupboard housing hot water cylinder. Door way to:





GALLERIED LINK: Access to contemporary extension. Double glazed roofing panels. Oak flooring. Hand rail and balustrade.

MASTER BEDROOM Double glazed picture windows to front. Double glazed windows to sides. Radiators. Fitted carpet.

EN-SUITE Low level closed coupled W.C. Wash hand basin with storage below. Multi-jet shower enclosure. Oak flooring.

BEDROOM Double glazed windows to sides and rear. Radiator. Oak flooring.

EN-SUITE Low level close coupled W.C. Pedestal wash hand basin. Multi-jet shower enclosure. Oak flooring.



GROUNDS The property sits within a total plot exceeding 1.3 acres that comprise of parkland style gardens to the front that flank the sweeping entrance driveway and turning circle. A large brick paved patio provides an ideal spot in which to take in the fabulous gardens to the front of the house and to the rear an attractive lawn and patio provide additional space ideal for outdoor dining and entertainment.

CARPORT AND PARKING Timber framed carport with thatched roof over. Gated parking area large enough for several vehicles.





WILL COBB CARPENTER
LEWIS HADLER BRICKLAYER
1840



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GROUND FLOOR
APPROX. FLOOR AREA
2327 SQ.FT.
(216.16 SQ.M.)

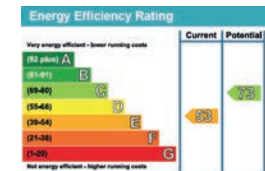


FIRST FLOOR
APPROX. FLOOR AREA
2077 SQ.FT.
(192.98 SQ.M.)

TOTAL APPROX. FLOOR AREA 4404 SQ.FT. (409.14 SQ.M.)

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 misstatement. 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.

Red Hot Camera ©2016



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FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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Fine & Country
Tel: +44 (0)1732 222272
westmall@fineandcountry.com
28 High Street, West Malling, Kent, ME19 6QR

