



Mileham Farmhouse ♦ Gravelly Ways ♦ Laddingford ♦ Kent ♦ ME18 6BZ

A beautiful, Grade II listed 5-bedroom farmhouse with separate 2-bedroom converted barn, extensive gardens, paddocks, loose boxes and swimming pool

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- ❖ Georgian, Grade II listed farmhouse, situated just outside the village of Laddingford.
- ❖ Spacious entrance hall with log-burning stove, dine-in kitchen, 2 further reception rooms, utility room, 5 bedrooms, one with its own en-suite, and family bathroom.
- ❖ Additional, beautiful 2-bedroom barn conversion, linked to the main house yet also with its own dedicated entrance.



- ❖ Both buildings bursting with period features, including exposed beams and open fires.
- ❖ 3.5 acre plot, which includes landscaped gardens, swimming pool with pool house, fenced paddocks, 3 loose boxes and garage with guest accommodation above.
- ❖ Lovely rural setting yet with the market town of Paddock Wood only a short drive away.

DESCRIPTION

A beautiful period property just 1 mile away from the village of Laddingford. Arranged over 2 floors, this lovely home has a wonderful flow of accommodation offering 5 double bedrooms, 2 bathrooms, 3/4 reception rooms and separate utility and boot rooms. The barn which adjoins the property has been converted by the current owners and is very successful. With a large galleried sitting room providing ample space for separate seating and dining areas, a separate kitchen, a large galleried landing and two bedrooms, each with its own bathroom, it provides many possibilities for future use, including guest accommodation, holiday lets, accommodation for parents or longer-term rentals (subject to necessary consents). The further facilities within Mileham Farm House are extensive, and include fenced paddocks, loose boxes, an outdoor swimming pool, pool house and garage with separate accommodation above.

ACCOMMODATION

The front door opens to the entrance hall which is a real feature of this property, serving all the main rooms, including the spacious drawing room to the left, with its quadrupole aspect and open fireplace. The entrance hall itself has a beautiful staircase, with wide, shallow treads, and two separate areas, each with their own fireplace and ample space for seating. A door to the right leads to the dining room: a beautiful room with exposed beams and brick walls and recessed shelving. The kitchen is a warm and cosy space, with a range of fitted cupboards and space for casual dining.

On the first floor can be found the five bedrooms, all good doubles and most with inbuilt wardrobes. The master bedroom has its own en-suite bathroom.

The linked barn conversion, which can be accessed from the rear of the farmhouse or from its own dedicated entrance to the front, is a fabulous space, incorporating a large galleried sitting room, kitchen, and two double bedrooms, each with their own en-suite bathroom. It is presented in first class condition and also has access to the rear garden.

OUTSIDE

The property enjoys a beautiful setting within the Kent countryside. The grounds, totalling 3.5 acres consist of landscaped lawns, fenced paddocks, a vegetable garden, greenhouse and separate secluded terrace incorporating the swimming pool. There is a pool-house adjacent to the pool and 3 looseboxes adjacent to the paddocks, all of which back onto open farmland. At the end of the generous gravelled driveway there is the garage block, above which the current owners have converted the space to provide a guest annex with its own bathroom. The driveway provides ample parking for a good number of cars.

LOCATION

Laddingford is a delightful hamlet with an award-winning public house and is located just over 1.5 miles from the charming Kent village of Yalding, which has a Post Office, General Store and a beautiful 12th Century church. The bustling town of Paddock Wood is just 3.1 miles away and has a comprehensive range of amenities including Waitrose, Bearsley's Department Store, bakers, butchers, banking facilities, pharmacy, cafes, restaurants, dentists, doctors, vets and mainline station, with fast and frequent trains to London.

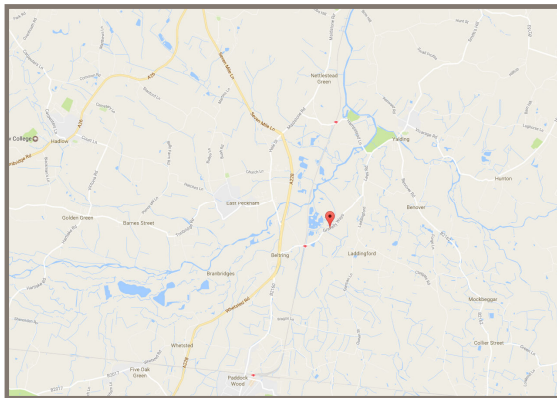
The larger towns of Maidstone and Tonbridge are both 8 miles away and both offer excellent shopping facilities. The vibrant spa town of Tunbridge Wells, with its excellent commercial and leisure facilities can be reached within 25 minutes and the impressive, award-winning Bluewater Shopping Centre is within 40 minutes' drive. If you want to escape to the lovely south coast, then the beaches can be reached within an hour. There are many independent and state schooling options in the area, including those in the much sought-after Kent Grammar system.



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