



## ABOUT THIS HOME.....

IF YOU ARE LOOKING FOR A SPACIOUS, DETACHED FAMILY HOME SITUATED ON A QUIET COUNTRY LANE THEN LOOK NO FURTHER AS THIS COULD BE THE HOME FOR YOU. THE GRADE II LISTED PROPERTY BOASTS A WEALTH OF CHARACTER FEATURES, WITH BEAMS GALORE, EXPOSED BRICKWORK AND A LOVELY FIREPLACE TO SNUGGLE UP IN FRONT OF ON THOSE COLD WINTER NIGHTS. THE LAYOUT OFFERS THE BEST OF BOTH WORLDS WITH INTERCONNECTING SPACES SUCH AS THE SITTING ROOM WITH SNUG AREA THAT IN TURN LEADS TO THE KITCHEN AND OPTIONS FOR PRIVACY WITH THE SEPARATE SECOND RECEPTION ROOM THAT COULD BE A FORMAL DINING ROOM OR FAMILY ROOM. THERE IS A USEFUL CELLAR UTILITY AREA OFF OF THE KITCHEN AND A LARGE ENTRANCE PORCH THAT IS PERFECT FOR STORING BOOTS AND COATS AND TO KEEP THE PROPERTY WARM AND COSY INSIDE. THE MAIN BEDROOM HAS AN EN-SUITE AND AND DRESSING ROOM AND IS SITUATED ON THE FIRST FLOOR ALONG WITH A FURTHER DOUBLE BEDROOM WHICH HAS A WALK-IN WARDROBE THAT COULD DOUBLE AS A NURSERY OR STUDY AREA AND LARGE FAMILY BATHROOM WHILST THE SECOND FLOOR HAS TWO FURTHER BEDROOMS ALONG WITH A CAPTAINS BUNK BED ON THE LANDING WHICH WOULD BE GREAT FOR SLEEPOVERS, ALL OF WHICH HAVE FAR REACHING COUNTRYSIDE VIEWS. THE MATURE PLOT IS IN THE REGION OF 0.34 ACRES (NOT MEASURED) AND HAS DIFFERENT AREAS OF GARDEN, A LARGE GATED GRAVELLED DRIVEWAY AND A NUMBER OF USEFUL OUTBUILDINGS THAT ARE CURRENTLY USED AS ARTISTS STUDIOS AND A SCULPTURE STUDIO IN THE FORGE WHICH HAS HAD PHASE 1 ELECTRICITY INSTALLED FOR THE KILN. YOU COULD, OF COURSE, LOOK TO CONVERT THESE BUILDINGS TO OTHER USES SUBJECT TO THE USUAL CONSENTS BEING OBTAINED. WE RECOMMEND AN EARLY VIEWING TO AVOID DISAPPOINTMENT ON THIS BEAUTIFULLY SITUATED HOME.

## THE LOCATION.....

MARTINS FARMHOUSE IS SET DOWN A QUIET COUNTRY LANE IN THE HAMLET OF HUNTON WITHIN THE ROLLING COUNTRYSIDE OF THE LOW WEALD. THE VILLAGE COMPRISES AROUND 250 HOUSEHOLDS AND HAS SOME GREAT AMENITIES INCLUDING THE KING GEORGE V PLAYING FIELD WHICH CONTAINS A CHILDREN'S PLAY AREA, CRICKET PITCH AND FOOTBALL PITCH, VILLAGE HALL, VILLAGE CLUB, THE BEAUTIFUL GRADE I LISTED ST MARY'S CHURCH, AND A LOVELY LITTLE PRIMARY SCHOOL WITH JUST 89 PUPILS THAT WAS RATED GOOD BY OFSTED IN 2021. THE AREA IS ALSO BLESSED WITH MANY PICTURESQUE WALKS THAT CRISS-CROSS THE SURROUNDING FARMLAND AND ORCHARDS. THE LARGER TOWNS OF TONBRIDGE AND TUNBRIDGE WELLS ARE AROUND HALF AN HOUR AWAY BY CAR (14-15 MILES) AND THE COUNTY TOWN OF MAIDSTONE IS JUST 16 MINUTES (6 MILES) AWAY BY CAR, SO NOT TOO FAR FOR YOUR CHILDREN'S SECONDARY EDUCATION WITH MANY SOUGHT AFTER GRAMMAR SCHOOLS ALSO BEING LOCATED IN THE TOWNS AND OF COURSE THEY OFFER ALL THE TRAPPINGS OF METROPOLITAN LIFE FOR WHEN YOU ARE READY TO LEAVE YOUR RURAL IDYLL. LONDON COMMUTERS CAN EITHER DRIVE FOR 8 MINUTES (3.4 MILES) TO MARDEN STATION WITH TRAINS TO LONDON CHARING CROSS AND CANNON STREET IN 1 HOUR 5 MINUTES AND 1 HOUR 2 MINUTES RESPECTIVELY, STAPLEHURST STATION WHICH IS AROUND 13 MINUTES (6.1 MILES) AWAY BY CAR FOR FREQUENT SERVICES TO THE SAME STATIONS IN A SIMILAR TIME OR DRIVE FOR AROUND 21 MINUTES (8.8 MILES) TO WEST MALLING STATION WITH TRAINS TO LONDON VICTORIA FROM 52 MINUTES.









**OWNERS REMARKS:**

"IT WAS LOVE AT FIRST SIGHT WHEN WE VIEWED MARTINS FARMHOUSE 35 YEARS AGO AND IT HAS FULFILLED ITS PROMISE EVER SINCE. AWARE THAT WE WERE SIMPLY THE CUSTODIANS OF THIS LOVELY 17TH CENTURY HOME IT HAS BEEN A WORK IN PROGRESS CARING FOR IT, AND WE ARE STILL ENAMOURSED OF IT AS MUCH AS EVER. IT HAS ALWAYS FELT INVITING GIVING OFF A FRIENDLY VIBE AND MAKING US FEEL SAFE AND SHELTERED. IT HAS AN ENDURING BEAUTY AND CHARM ALL ITS OWN.

MARTINS FARMHOUSE IS LOCATED IN A BEAUTIFUL RURAL LOCATION SHELTERING BETWEEN THE GREENSAND RIDGE AND THE RIVER BEULT IN ITS OWN MILD MICRO CLIMATE BENEFITTING THE SURROUNDING FARMLAND WITH FERTILE SOIL AND LUSH PRODUCTIVITY MAKING GARDENING HERE A JOY.

HERE YOU CAN HEAR THE BIRDS SING IT IS SO QUIET, HAVE SPECTACULAR VIEWS OF GORGEOUS COUNTRYSIDE FROM MARTINS FARMHOUSE'S WINDOWS, AND COUNT SHOOTING STARS IN THE NIGHT SKIES FREE FROM URBAN LIGHTING.

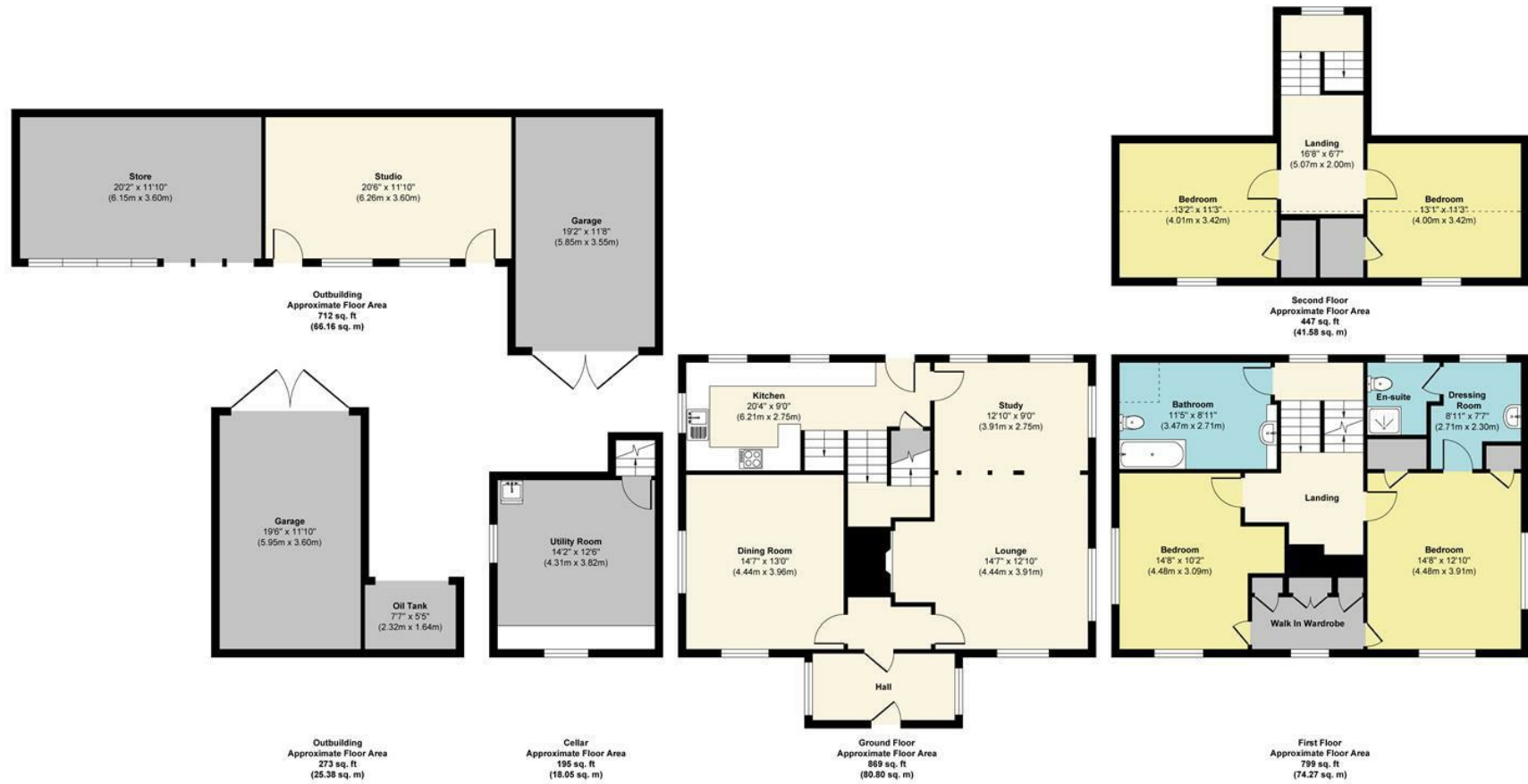
IT'S NOT BEEN ALL PLAIN SAILING BUT THE BUILDERS OF MARTINS FARMHOUSE KNEW A THING OR TWO. WE HAVE SURVIVED HURRICANE AND STORMS BETTER THAN MOST. THE WORST FLOODING OF SURROUNDING AREAS LEFT US SECURE AND HIGH AND DRY. THE WORST SNOWS CONFINING US FROM LEAVING THE VILLAGE FOR DAYS SAW IS SNUG AND WARM WITH ROARING FIRES.

RAISING OUR FAMILY OF THREE HERE WAS ALSO A WONDERFUL EXPERIENCE WITH THE FREEDOM OF A SAFE ENVIRONMENT AND PLENTY OF COUNTRYSIDE TO WALK AND PLAY IN. THE CHILDREN ATTENDED THE HUNTON PLAYGROUP, THEN THE HUNTON PRIMARY SCHOOL AND ON TO THE EXCELLENT MAIDSTONE GRAMMAR SCHOOLS.

HUNTON IS A SMALL BUT FRIENDLY COMMUNITY WITH A VIBRANT SOCIAL CALENDAR FOCUSED AROUND THE HUB OF ST.MARY'S CHURCH, THE VILLAGE HALL, HUNTON SCHOOL AND THE RESIDENT RUN VILLAGE CLUB WITH A MYRIAD OF ACTIVITIES AND CLUBS SHOULD ONE SO WISH. ONE CAN ENGAGE WITH WHAT'S ON OFFER OR NOT BUT THERE IS ALWAYS HELP OR PRIVACY AS ONE'S CHOICE.

AND NOW WITH ENORMOUS REGRET, WITH THE CHILDREN FLOWN, NEEDS MUST AND IT'S TIME TO GO. GIVEN BETTER CIRCUMSTANCES I'D NOT LEAVE BUT I'LL TAKE A WEALTH OF HAPPY MEMORIES WITH ME. LUCKY ARE THOSE WHO NEXT TAKE ON THE GUARDIANSHIP OF MARTINS FARMHOUSE."





**Approx. Gross Internal Floor Area 3295 sq. ft / 306.24 sq. m (Including Outbuildings)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

These particulars do not constitute part or all of an offer or contract | The measurements indicated are supplied for guidance only | We have not tested any apparatus, equipment, fixtures, fittings or service, and it is in the buyers interest to check the working condition of any appliances | We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor





