





# HIGHLAND FARM BUNGALOW WILSONS LANE, EAST FARLEIGH, MAIDSTONE, ME15 0LU

OFFERS IN EXCESS OF £1,000,000

- Spacious 4/5 bedroom detached bungalow on approx. 1.2 acres (TBV)
- Self-contained 1-bedroom annexe, converted less than 10 years ago
- Large living spaces including kitchen/diner, family room & feature fireplace
- Principal bedroom with en-suite plus three further doubles and a study/fifth bedroom
- Beautiful wraparound gardens with pond, log cabin & detached barn
- Planning permission enacted for a triple garage (to replace existing barn)
- Sweeping gated driveway plus carport and separate annexe parking
- Peaceful village setting in East Farleigh, just 4 miles from Maidstone
- East Farleigh Station (1.5 miles / 5 mins drive) with trains to London Charing Cross (~1hr 18m), and Ebbsfleet International (35 mins drive) with trains to St Pancras in 19 mins
- Close to good schools, riverside walks, country parks, and traditional pubs









## ABOUT THIS HOME

Spacious 4/5 Bedroom Detached Bungalow with Annexe on Approx. 1.2 Acres – East Farleigh

Occupying a generous plot of around 1.2 acres (TBV) in the sought-after village of East Farleigh, this versatile 4/5 bedroom detached bungalow comes with a modern, self-contained one-bedroom annexe and offers fantastic space, privacy, and potential.

Built in the 1970s, the bungalow is ready to move into, while also giving buyers the chance to personalise or extend (STPP) over time. The accommodation includes a large entrance hall (currently with pool table), a substantial living room with feature fireplace and wood-burning stove, formal dining/family room, spacious kitchen-breakfast-dining area, utility room, four double bedrooms, two bathrooms, a study/single fifth bedroom, and a large principal bedroom with stunning en-suite.

The detached annexe — converted less than 10 years ago — features its own entrance, open-plan kitchen/dining/living space with utility area, a double bedroom, and a wet room, making it ideal for guests, multigenerational living or potential rental use.

The property benefits from a sweeping gated driveway for the main home, plus separate parking and carport for the annexe. Outside, the beautifully established gardens wrap around the property and include lawns, mature trees and planting, a large pond, Indian sandstone patio, detached barn and a log cabin. Planning permission has previously been approved and enacted to replace the barn with a triple garage.

A rare opportunity to secure a substantial home with flexible living and excellent outside space in a desirable village location.





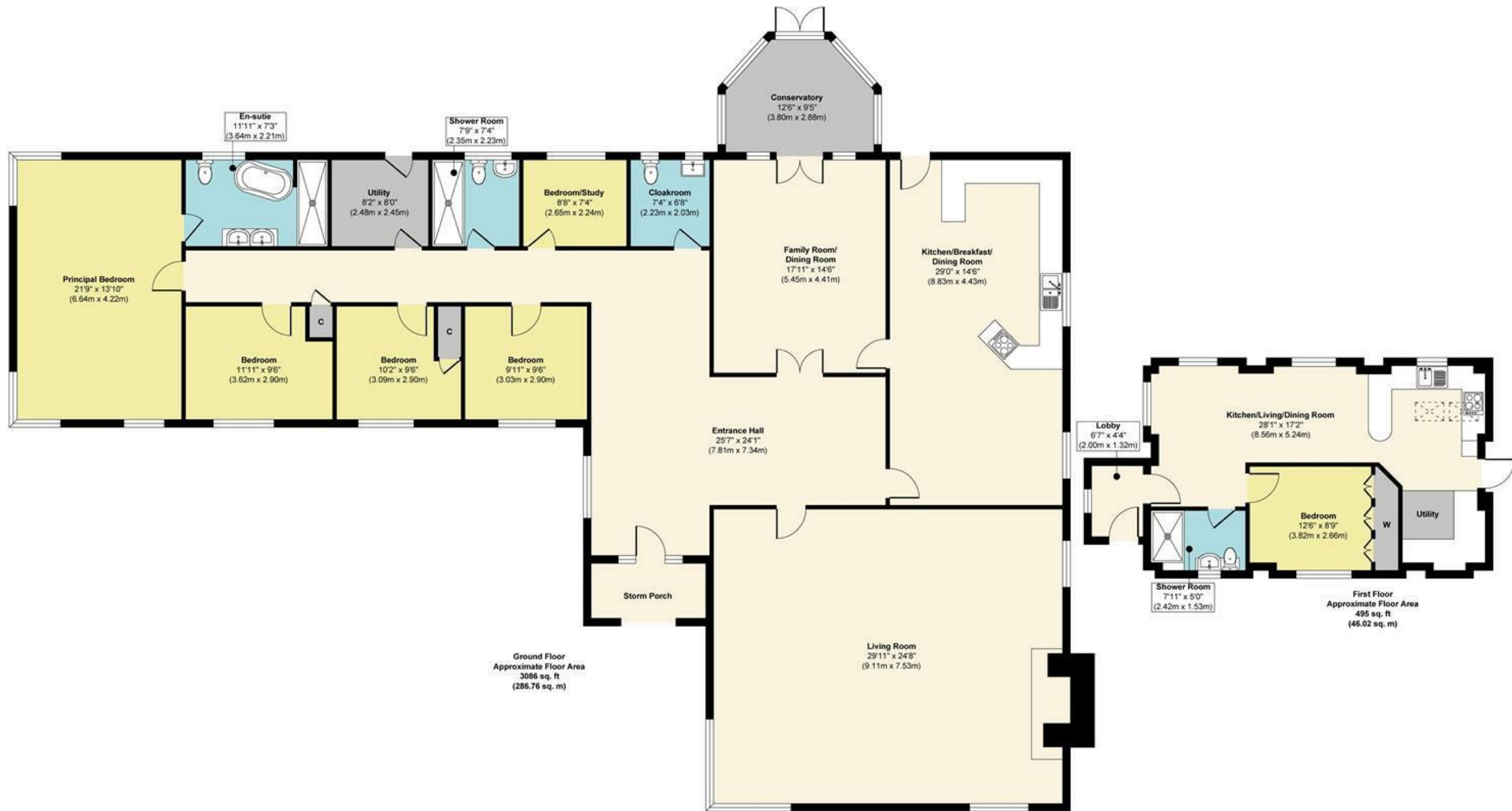
## OWNERS COMMENTS

We moved to Highland Farm Bungalow 19 years ago with our three teenage children. We feel really privileged to have lived here. We loved the house at first sight and have spent the years entertaining our friends and family as often as possible. We have been lucky enough to have had five generations of our family celebrate Christmas and milestone Birthdays' together. We have also celebrated friend's anniversaries and birthdays in our garden on beautiful sunny days, memories of which will be with us forever.

When Laura's mum was unable to live on her own, we were able to build her an annexe in the garden. She was the envy of all her friends. We will be very sorry to leave Highland Farm Bungalow, but now that the children have left home and Laura's mum has moved into care, it is time for us to move on.

This has been a wonderful family home for us, and we hope that whoever moves here will be able to build lots of great memories as we have.





**Approx. Gross Internal Floor Area 3581 sq. ft / 332.78 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

# ABOUT THE AREA

Highland Farm enjoys a peaceful and private setting along Wilsons Lane — a quiet country lane on the rural edge of East Farleigh, one of Kent's most charming and historic villages. Nestled along the banks of the River Medway just southwest of Maidstone, East Farleigh blends traditional Kentish character with idyllic countryside living. From its iconic 14th-century stone bridge to the surrounding orchards and rolling green landscapes, the village offers a timeless setting with a strong sense of community.

Though predominantly rural, East Farleigh is surprisingly well-connected. East Farleigh Station is just a 5-minute drive (1.5 miles), providing services to Maidstone, Tonbridge, and onward to London Charing Cross in approximately 1 hour 18 minutes. Marden Station (12 mins, 5.7 miles) offers faster trains to London Bridge in around 48 minutes. For high-speed travel, Ebbsfleet International is just 22 miles away, with services to London St Pancras in as little as 19 minutes.

Families are well served by local education options. East Farleigh Primary School (Ofsted Good) is just 0.6 miles from the property and is highly regarded for its community-focused ethos. Maidstone's respected grammar and independent schools — including Maidstone Grammar School, Invicta Grammar, and Oakwood Park — are all within easy reach.

The area is a haven for outdoor lovers, with beautiful walks, cycling routes, and riverside paths throughout the Medway Valley. Nearby green spaces such as Teston Bridge Country Park, Mote Park and Whatman Park offer excellent family days out

Despite its peaceful village setting, the area offers a couple of excellent pubs — including the riverside Ticked Trout and the traditional Bull Inn — while Maidstone town centre is just 4 miles away for a wide choice of shops, restaurants, entertainment venues, and leisure facilities including Lockmeadow's cinema, gym, and bowling alley.





# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

## CONTACT US

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