



# 125

— YEARS OF —

**Lambert  
& Foster**



**SCRAGGED OAK FARMHOUSE**  
SCRAGGED OAK ROAD, HUCKING, KENT ME17 1QU



**Lambert  
& Foster**



HOLLINGBOURNE 2 MILES | MAIDSTONE 4 MILES | ASHFORD 15 MILES |

## **SCRAGGED OAK FARMHOUSE, SCRAGGED OAK ROAD, HUCKING, KENT ME17 1QU**

A rare opportunity to purchase a historic and characterful two bedroom Grade II Listed country home with wrap around garden set in an idyllic location at the end of a private drive with unrivalled views over the North Downs. Offering further scope and potential to extend, subject to necessary planning consents.

GUIDE PRICE £700,000 FREEHOLD



### **SITUATION**

Approached over a private drive at the end of a lane on the top of the North Downs with far reaching views over the Gault Vale and towards the Weald of Kent. Scragged Oak Farmhouse is located adjoining farmland on the immediate outskirts of the hamlet of Hucking. It is 4 miles (6.4km) north-east of Maidstone and 5 miles (0.8 km) south-west of Sittingbourne.

### **ACCESS**

Scragged Oak Farmhouse is approached from Church Lane and then forks into Scragged Oak Road, which serves only three other properties before reaching the cottage.

### **VIEWING**

By appointment only. Paddock Wood office 01892 832325 Option 3.



## DESCRIPTION

A charming period 2 bedroom farmhouse c.18 with wrap around garden set in an idyllic location at the end of a private drive with unrivalled views over the North Downs.

The accommodation is set over two floors providing two reception rooms, one with an impressive inglenook fireplace, kitchen breakfast room with a garden room and ground floor shower room and utility area. On the first floor is a versatile layout with two bedrooms, one having a dressing area, and a large family bathroom.

Externally, there is a long driveway leading to ample off road parking. The property is situated in a convenient rural location off a quiet country lane within easy reach of motorway networks and Maidstone County Town of Kent. The property is also easily accessible to Ashford HS1 train service.

## DIRECTIONS

From M2 Junction 5 head London Bound A249 and take the Hucking turn off, continue on Rumstead Lane for approximately 2.2 miles until reaching a T junction. Turn right and after a very short distance by the sign to Kent Equine Hospital, continue forward onto Scragged Oak Road, and follow down to the end where the property will be located on your left.

From the M20 Junction 8 take the turning to Hollingbourne. Follow the B2163/Upper Street north until you reach the crossroads by The Dirty Habit PUblic House. Turn left onto Pilgrims Way and follow for 1.3 miles where you turn right into Broad Street Hill. Follow this lane for a further 1.3 miles and on reaching Kent Equine Hospital, fork left onto Scragged Oak Road and follow down to the end, where the property will be found on your left.

## FOOTPATHS

The Kent County Council definitive Rights of Way Map shows a public footpath entering the land running parallel with the drive and exiting on the south east boundary (Reference KH154A).



## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

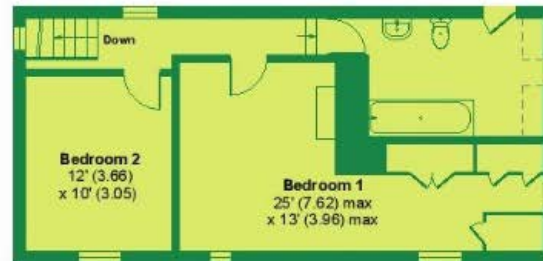
### Scragged Oak Road, Huckling, Maidstone, ME17

Approximate Area = 1477 sq ft / 137.2 sq m

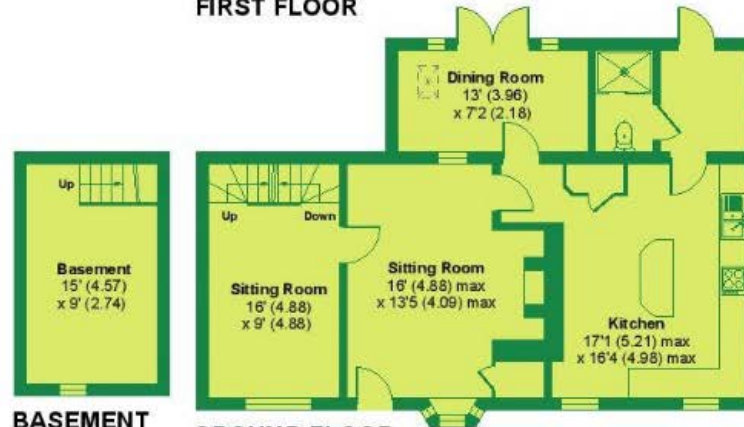
Limited Use Area(s) = 9 sq ft / 0.8 sq m



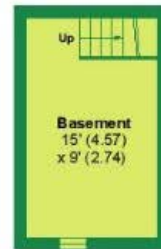
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



BASEMENT





**WHAT3WORDS:** ///urgent.applies.caravans

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains electricity.

**Water supply:** Mains water supply and private drainage.

**Heating:** Oil fired central heating.

**BROADBAND & MOBILE COVERAGE:**

Available as standard and ultrafast.

**LOCAL AUTHORITY:** [www.maidstone.gov.uk](http://www.maidstone.gov.uk). Maidstone House, King Street, Maidstone, Kent ME15 6JQ.

**COUNCIL TAX:** Band F **EPC:** E

**FLOOD & EROSION RISK: Property flood history:** None **Rivers and the sea:** None **Surface Water:** None **Reservoirs:** None **Groundwater:** None  
(Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.





**OFFICES LOCATED AT:**

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Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**

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**CRANBROOK, KENT**

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