



**RIDDING FARM, HEADCORN ROAD,
SANDWAY, MAIDSTONE, KENT ME17 2ND**



**Lambert
& Foster**



COUNTY TOWN OF MAIDSTONE 9 MILES | LENHAM RAILWAY STATION 1 MILE | ASHFORD 11 MILES

RIDDING FARM, HEADCORN ROAD, SANDWAY, MAIDSTONE, KENT ME17 2ND

A detached Grade II Listed farmhouse, occupying a semi rural location, approached via a shared private drive, providing character, four bedroom, two reception room family accommodation with considerable scope for updating and improvement, situated within established gardens, grounds and paddock with outbuildings including a garage, a useful workshop and office space, in all extending to approximately 8.56 acres (3.46 hectares), enjoying countryside views.

GUIDE PRICE £750,000 FREEHOLD

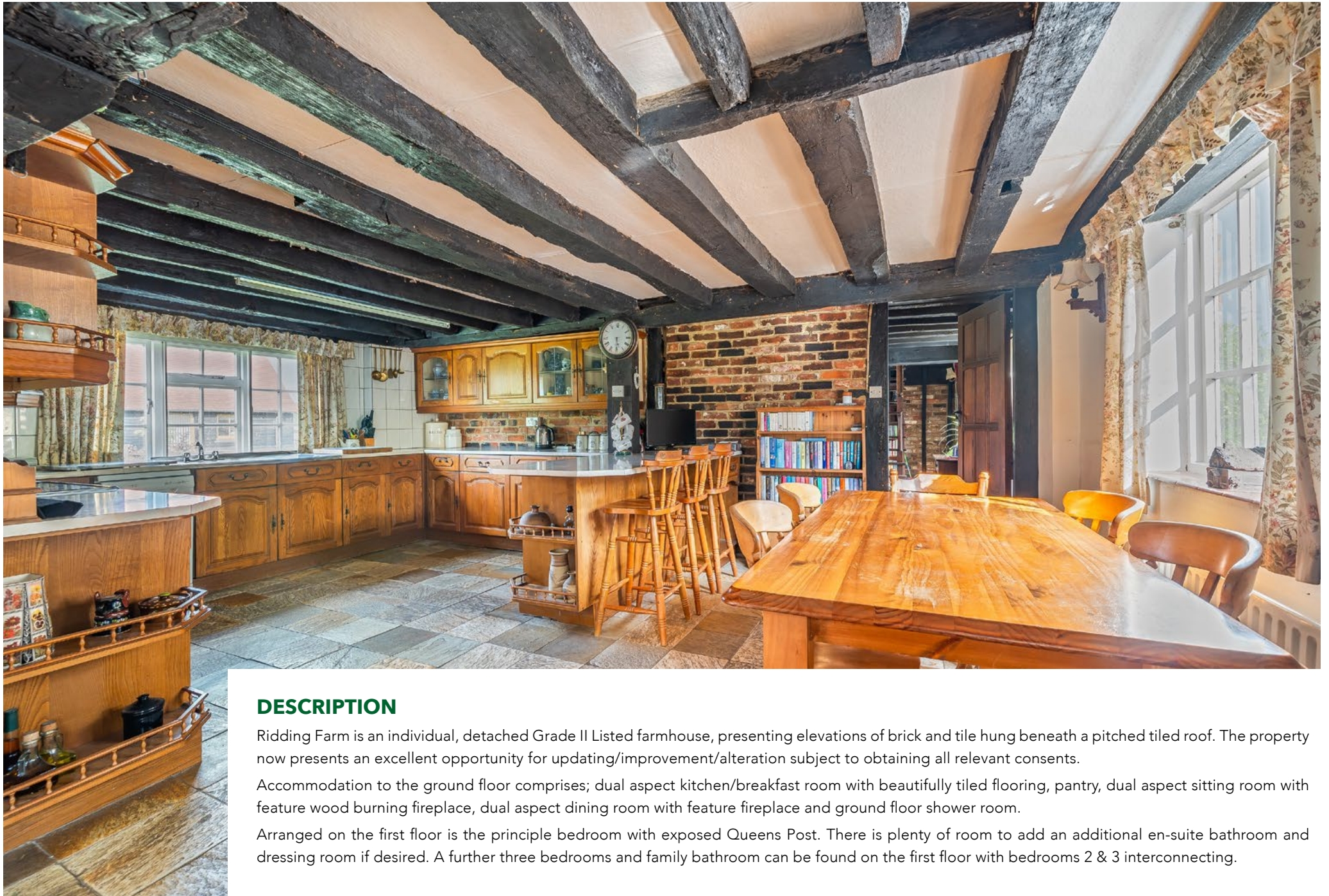


SITUATION

Ridding Farm enjoys a semi rural location, situated at the end of a shared private drive, with countryside views. The village of Lenham is located approximately 1 mile distance, providing good everyday amenities including Co-op store and a number of independent traders, public house, restaurant and hotel. Local schools include Platts Heath Primary (Ofsted - Good), Lenham Primary (Ofsted - Good) and The Lenham School (Ofsted - Good). The County town of Maidstone and market town of Ashford are situated approximately 9 miles and 11 miles respectively, providing a comprehensive range of amenities, professional services and schools. Access to the M20 motorway is at junction 8, approximately 5 miles distance.

DIRECTIONS

From Platt's Heath, continue to follow Headcorn Road towards the M20 motorway. The entrance to Riddings Farm can be found on the right-hand side, just before you get to the bridge crossing for the M20. Proceed down the private shared drive where upon Ridding Farm will be found straight ahead.



DESCRIPTION

Ridding Farm is an individual, detached Grade II Listed farmhouse, presenting elevations of brick and tile hung beneath a pitched tiled roof. The property now presents an excellent opportunity for updating/improvement/alteration subject to obtaining all relevant consents.

Accommodation to the ground floor comprises; dual aspect kitchen/breakfast room with beautifully tiled flooring, pantry, dual aspect sitting room with feature wood burning fireplace, dual aspect dining room with feature fireplace and ground floor shower room.

Arranged on the first floor is the principle bedroom with exposed Queens Post. There is plenty of room to add an additional en-suite bathroom and dressing room if desired. A further three bedrooms and family bathroom can be found on the first floor with bedrooms 2 & 3 interconnecting.





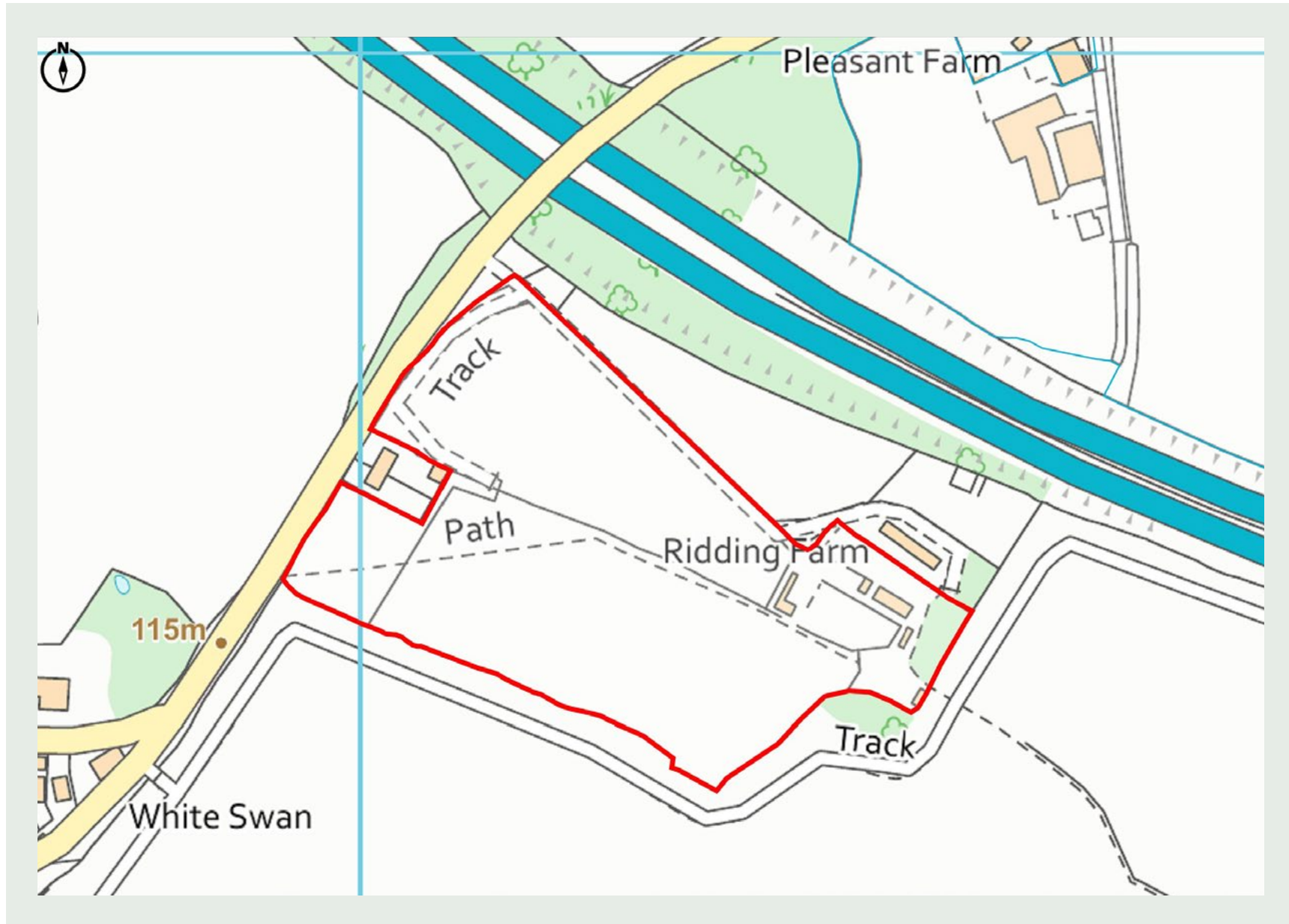




GARDENS & GROUNDS

Ridding Farm is approached via a shared private drive with five-bar gate opening into the private driveway with extensive off road parking. The house itself is surrounded by mature gardens of approximately 1 acre with a further 7.56 acres of Paddocks and grounds. There are several outbuildings including two brick buildings, garage, office and large timber outbuilding which would convert perfectly into a summer house, studio or annex.

SITE LOCATION PLAN



FLOOR PLANS

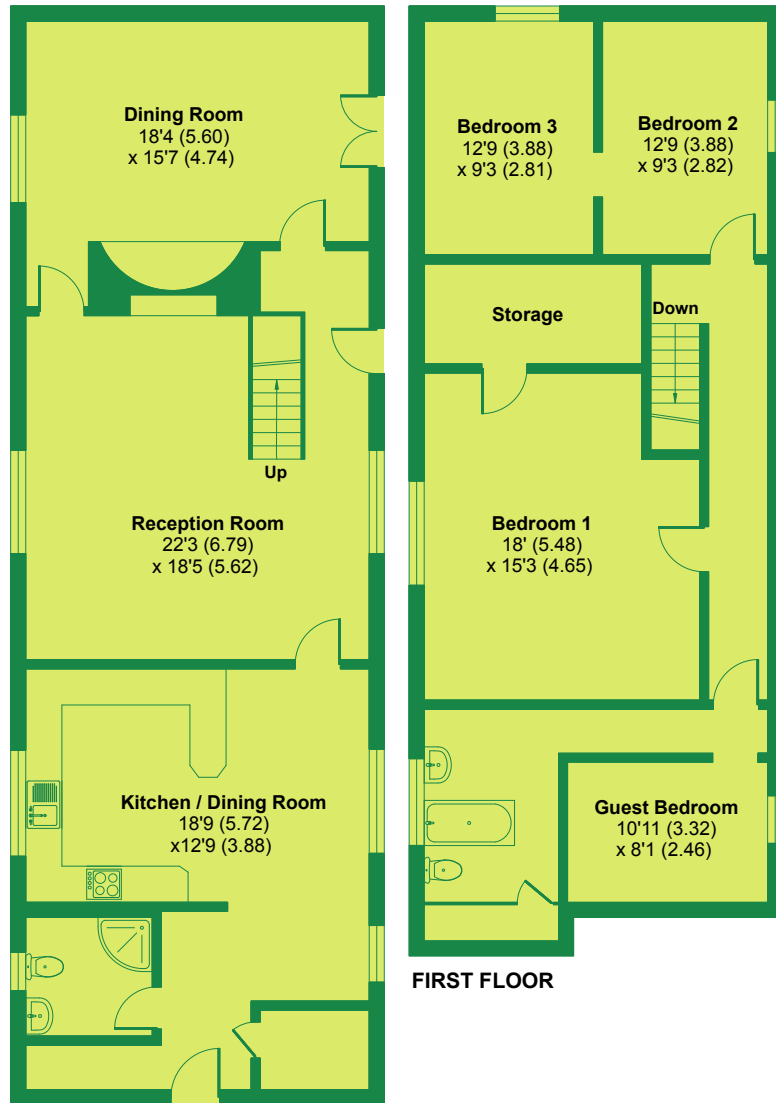
Headcorn Road, Sandway, Maidstone, ME17

Approximate Area = 2000 sq ft / 185.8 sq m

Outbuilding = 691 sq ft / 64.1 sq m

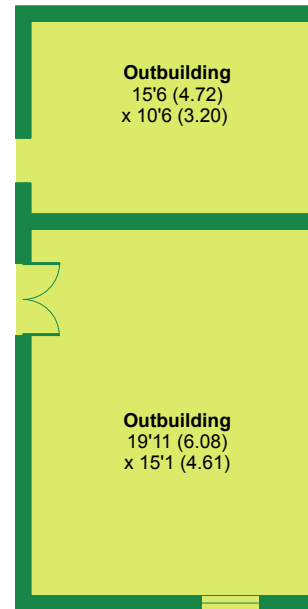
Total = 2691 sq ft / 249.9 sq m

For identification only - Not to scale

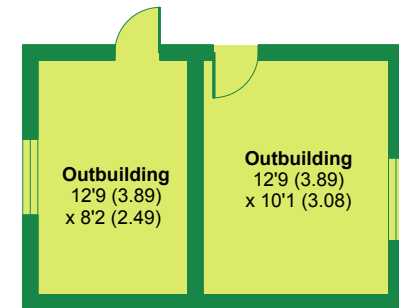


GROUND FLOOR

FIRST FLOOR



OUTBUILDING 1 / 2



OUTBUILDING 3 / 4

Outbuilding
15'6 (4.72)
x 10'6 (3.20)

Outbuilding
19'11 (6.08)
x 15'1 (4.61)

Outbuilding
12'9 (3.89)
x 8'2 (2.49)

Outbuilding
12'9 (3.89)
x 10'1 (3.08)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Lambert and Foster Ltd. REF: 1058909



LOCAL AUTHORITY:

Maidstone Borough Council maidstone.gov.uk
01622 602000

SERVICES: Mains electricity and water. Private cesspit drainage. Oil fired central heating.

VIEWINGS:

Strictly by appointment with the Agent's from the Cranbrook office: 01580 712888 / cranbrook@lambertandfoster.co.uk

PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated therein, 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 and prospective purchasers must satisfy themselves as to the information contained therein.

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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.



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