



- Spacious Family Home on Three Levels
- Five Double Bedrooms, Three Receptions and Three Bathrooms
- Separate Detached One Bedroom Cottage
 - Timber Cabin, Summerhouse, Garage, Tractor Shed, Workshop & Shepherd's Hut
- Two Barns, One with Six Internal Loose Boxes, Large Grooming Area and Tack Room
- Large Gardens, Pasture Paddocks and Some Woodland
- Approx. 12 Acres In All
- Beautiful Secluded Location Surrounded by its Own Land



GENERAL AND SITUATION

Approximate Distances:

Cuxton 4 miles • Meopham (mainline train to London Victoria) 3½ miles
Gravesend 8 miles • Maidstone 15 miles

A spacious five bedroom family home set back off a quiet country lane in approximately 12 acres with a separate one bedroom cottage, barns, stables, outbuildings, quality pasture paddocks and woodland in a wonderfully secluded location within the Kent Downs National Landscape

Winnats Farm House is understood to have originally been built in the 1920's with substantial extensions added in 1968 and 1979. It now provides a wonderful family home on three levels surrounded by its own land and is ideal for those seeking seclusion and private equestrian facilities. It is surrounded by beautiful rolling, part-wooded countryside within the Kent Downs National Landscape and there is access to many miles of bridleways and footpaths.

The local village of Luddesdown has two pubs, and there is a range of amenities nearby in Cuxton, including a general stores/Post Office, hairdresser, Co-op supermarket, Chinese takeaway and pub. Wider ranges of shopping facilities are available in Gravesend and the nearby Bluewater Shopping Centre. There are several major road networks within easy reach, including the M20, M26, M25, A2 and A20 offering quick access to London, major airports, the coast and the Eurostar at Ebbsfleet International Station. There are a number of local schools including primary schools in Cobham and Vigo, primary and secondary schools in Meopham and Cobham Hall Private School for Girls. Local railway stations include Sole Street, Meopham and Ebbsfleet.



THE RESIDENCE

A detached house with oil-fired central heating (new boiler 2021) and double-glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

The **Main Entrance** through the front door leads to a **Reception Hall** with stairs to the first floor and a **Downstairs Cloakroom** with a WC and wash hand basin.

The **Kitchen/Breakfast Room** is a triple aspect room with far-reaching rural views and is fitted with a range of built-in units with worksurfaces incorporating a butler sink, space for undercounter fridge and freezer, plumbing for washing machine and dishwasher, outlet for tumble dryer, range cooker and glazed external double doors to a **Patio Area** and the rear garden.

The spacious **Living Room** is also triple aspect and has a pine floor and a fireplace with an open grate. Double French doors lead to a separate **Dining Room** with roof lights and a glazed external door opening out to the **Veranda**, which has steps down to the garden.

There are **Two Bedrooms** on the **Ground Floor**. One bedroom has a door leading to a **Lobby** with a door to the outside allowing it to be used as an **Annexe Facility**. From the lobby is a **Shower Room** with a cubicle with electric shower, WC and wash hand basin. The other bedroom has a pine floor and is off the main entrance hall.

There are **Two Further Bedrooms** on the **First Floor**, one of which has glazed external double doors opening onto a **Roof Terrace** and a pine floor, both have wash hand basins. There is a **Family Bathroom** fitted with a panelled bath, WC, wash hand basin and bidet.





From the **Dining Room** a spiral staircase leads down to a **Lower Ground Floor** where there is a **Family Room** with glazed external double doors to the **Garden**, a **Bedroom**, also with glazed external double doors to the **Garden** and a **Shower Room** fitted with a cubicle with electric shower, WC and wash hand basin.

ORCHARD COTTAGE

Set halfway up the drive within its own garden area is a separate **Detached Cottage**, believed to have been built prior to 1953 and ideal for **Multi-Generational Living** or **Holiday Let**. It provides a **Sitting Room** with glazed external double doors opening out to the orchard garden, a **Shower Room** fitted with a cubicle with mains shower, WC and wash hand basin and a **Kitchen** with a range of built-in units, stainless steel sink, electric oven and fridge.

There is a **First Floor Bedroom**, which has a low ceiling.

The cottage is surrounded by a lawn with a number of apple trees and has a gravelled **Parking Area** and path.

OUTSIDE, OUTBUILDINGS & LAND

The property is approached off Wrangling Lane through a gated entrance with a private drive leading past the cottage and on up to the main house. Large **Lawned Gardens** surround the main house, at the top end of which is a **Timber Cabin**, which would make an ideal **Home Office**, subject to any necessary permissions. It provides two rooms. The second room has a partition to provide a **Store**.

Additionally within the garden there is a **Timber Workshop** and a **Summerhouse**, and at the top of the drive there is a **Tractor Shed** with block walls and a corrugated roof and a **Carport**.

Next to the house is a single detached **Garage** built of brick under a tiled roof with an up and over door.

At the bottom of the drive there is a:

Barn 46'11" x 26'4" (14.30m x 8.02m) with block walls, timber cladding and corrugated roof set on a concrete base with light, power and water supply and with **Six Internal Loose Boxes** and large **Grooming Area**.

Second Barn 32'1" x 20'9" (9.77m x 6.33m) with iron frame, and corrugated cladding and roof.

Tack Room 10' x 10' (3.05m x 3.05m) with plywood clad walls and felt roof, WC and wash hand basin and **Kitchen Area** with sink.

Shepherd's Hut 11'10" x 7'9" (3.6m x 2.4m).

There are two high-quality **Pasture Paddocks** on a gentle south-east facing aspect, each with their own water supply, plus an area of approx. 1¼ acres of mature deciduous **Woodland** at the top.

IN ALL APPROX. 12 ACRES
(About 4.9 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

GRAVESHAM BOROUGH COUNCIL
Tel: 01474 337000.

SERVICES

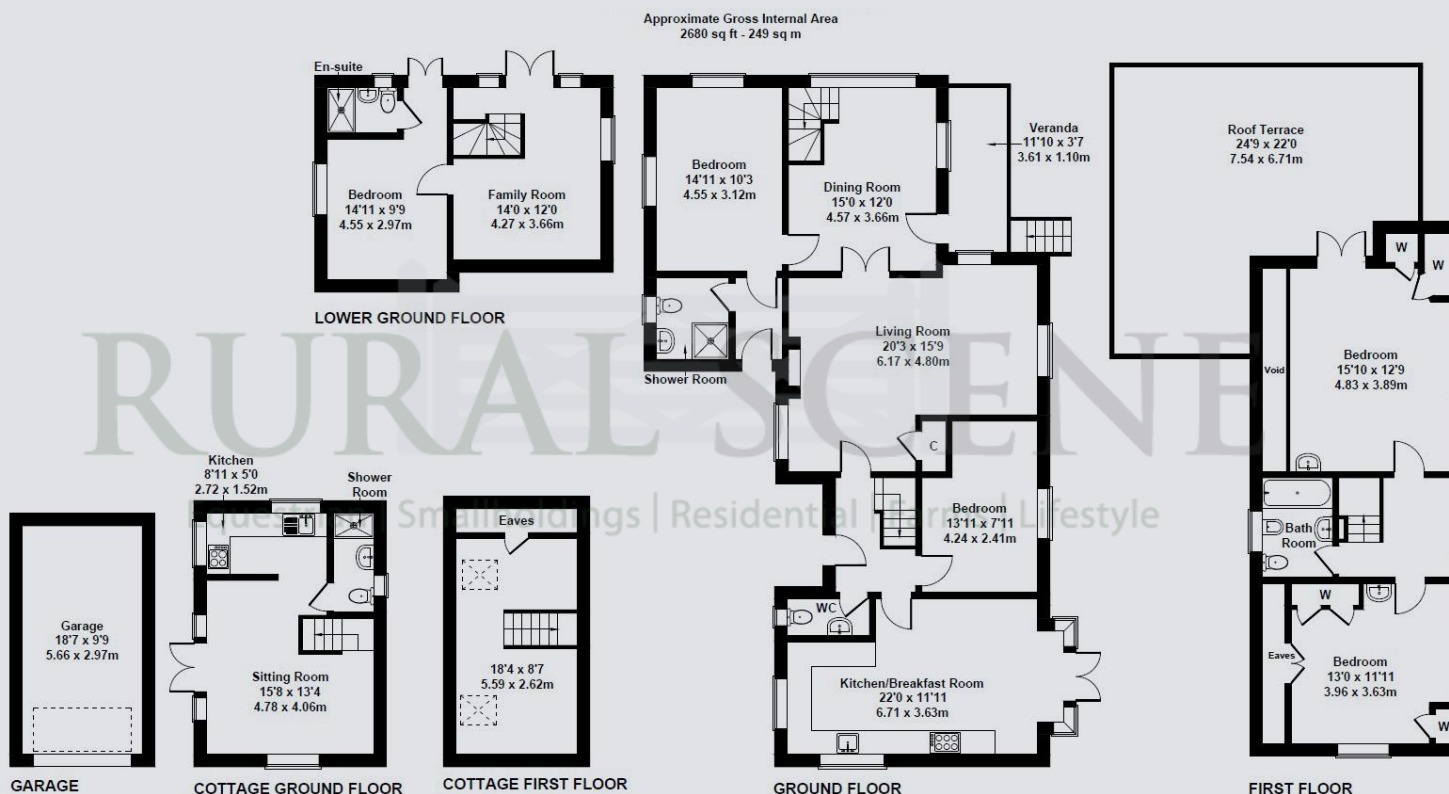
MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE,
OIL-FIRED CENTRAL HEATING, TELEPHONE and
BROADBAND (connected and available subject to normal
transfer regulations)

TENURE Freehold ENERGY RATING F COUNCIL TAX G

DIRECTIONS

From the village of Luddesdown head north on Luddesdown Road and turn right at The Golden Lion pub onto Cutter Ridge Road. Continue ½ mile and merge onto Buckland Road, and then after a further mile continue straight on into Wrangling Lane, where the entrance to the property will be found after about ¼ mile on the right-hand side.

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Not to Scale. Produced by The Plan Portal 2024
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Rural Scene have visited WINNATS FARM but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.