



- Magnificent Detached House with Six Bedrooms and Six Bathrooms ● Over 3,200 sq. ft
- Potential for One Bedroom Annexe (STPC) ● Separate Two Bedroom First Floor Barn Apartment
- Equestrian Facilities Include Eight Stables, Manège, Two Barns and Paddocks
- Fantastic Accessible Location With Picturesque Views And Good Outriding
- Approx. 12.4 Acres In All

REF: LFJ7784

GENERAL AND SITUATION

Approximate Distances:
Sevenoaks 8 miles • Orpington 13 miles
Bexley 15 miles • Swanley 8 miles

A magnificent detached house with six bedrooms and six bathrooms, with potential for annexe (STPC), separate two bedroom apartment, set in approx. 12.4 acres with fantastic equestrian facilities and pasture paddocks, in a superb accessible location with picturesque views and access to good outriding.

We understand the property was first built back in the 1700's with later additions being added and changes over the years. The vendor has been led to believe the oldest part of the house dates back to the French Revolution.

Parsonage Farm is set near the rural village of Stansted which has pubs, school, church and is easily accessible to the A20. It is in the catchment area for Dartford and Maidstone grammar schools. There are local shopping facilities in Borough Green, West Kingsdown, New Ash Green, Longfield and Bluewater shopping centre. For all your equestrian needs, there is one large equestrian shop in Fawkham and another family run butchers / equestrian shop in Hartley Bottom. For all you golfers out there, there is a choice of golf courses on your doorstep and Brands Hatch Circuit is just 3 miles up the A20. There are also a choice of local spas. Commuting from the property is very convenient, from Ebbsfleet International Station to London St Pancras, also Swanley Station has services to London Victoria. There is easy access via the A20 and M20 / M26 to the M25 and other motorway networks to Gatwick, Heathrow, City and Stansted airports and the Channel Tunnel.

There is access to a bridleway directly opposite the main gate which leads on to a network of other bridleways through the surrounding countryside.

THE RESIDENCE

A six bedroom detached home with six bathrooms, the whole property extends to just over 3,200 sq ft. A home full of character; the accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

Ground Floor

The **Main Entrance** is through a **Porch** which in turn leads into a **Hallway** with stairs leading to the first floor and a **Cloakroom** to the right with WC and wash hand basin. A door to the left leads into the **Kitchen / Breakfast Room** with parquet wooden flooring, oil-fired AGA and electric cooker, sink with a draining board, door to the **Utility Room** with double sink, draining board, space and plumbing for a washing machine, walk-in cupboard with radiator in. Stairs lead down to **Lower Ground Floor Wine Cellar** with windows.

From the hallway there is access into a large **Double Reception Room**, half Parquet and half wooden board flooring. There are feature wooden beams to the ceiling and walls, exposed brick work and an Ironbridge woodburning stove. A door leads into a **Reception Room** which has green carpet flooring, an Ironbridge woodburning stove and exposed beams to the ceiling.





Double doors from the kitchen / breakfast room lead into :

Dining Room, which has attractive natural slate flooring, double doors leading to the garden, and stairs to first floor where there is a generous **Sixth Bedroom / Reception Room** with access to eaves storage, door to kitchenette and door to **En Suite Bathroom** fitted with a WC, wash basin, bidet and bath with shower over. The **Kitchenette** is fitted with a stainless steel sink / drainer unit, base cupboards and has access to attic / loft space. This section of the house could be ideal for creating a self contained annexe, subject to any necessary planning consents.



First Floor

Landing with window and doors to:



Bedroom One a large room with fantastic views over the countryside, it has a **Walk-in Dressing Area** with wardrobes, a study to the rear and an **En Suite Bathroom** fitted with a WC, wash basin, bidet and bath with shower over.

Bedroom Two has a large bay window, storage cupboard and **En Suite Bathroom** with a bath, wash basin and WC.

Bedroom Three has built-in wardrobes and **En Suite Bathroom** with a WC, wash basin and bath with shower over.



Stairs from the landing lead to the **Second Floor**



Bedroom Four has three access points to eaves storage and an **En Suite Shower Room** with shower, WC and hand basin.

Bedroom Five is a lovely large room with a walk through **Dressing Area** leading to an **En Suite Bathroom** fitted with Bath, WC and wash hand basin.



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OUTSIDE, OUTBUILDINGS & LAND

The property is approached via tall wooden electric gates from the lane onto a stone cobbled driveway that loops around the house.

The beautiful gardens wrap around the house with various shrubs, stone dwarf walls and a large Pond.

Detached Outbuilding located to the right of the house providing a **Sauna Room**, **Games Room** with a climbing wall, and **Shower Room** fitted with shower, WC and wash basin.

Barn One a large storage area with a door in one corner leading to a **Wet Room** with electric dog shower with hot and cold water, **Kitchenette** with hot and cold water. A door to the rear of the main storage area leads to :

Eight Stables, Tack Room and Two Tie Up Bays. There are access points from both the tack room and tie up bays leading out to the fields.

Barn Two currently used for machinery and storage with doors leading into a **Store Room**

Barn Three is divided into two sections. The ground floor provides storage and the first floor has been converted to provide a **Self-contained Apartment** comprising a **Reception Room**, **Kitchenette**, **Two Bedrooms**, **Bathroom** and **Utility Room**.

Greenhouse with power and water supplies, and a mature grape vine which is ideal for making sweet grape juice

Manège approx. 35m x 38m with sand and rubber surface.

There are five pasture paddocks each with automatic water feeders, wooden post & rail, electric and stock fencing. A road planing track, which is good for riding along, runs down to a small copse.

**IN ALL APPROX. 12.4 ACRES
(About 5 Hectares)**



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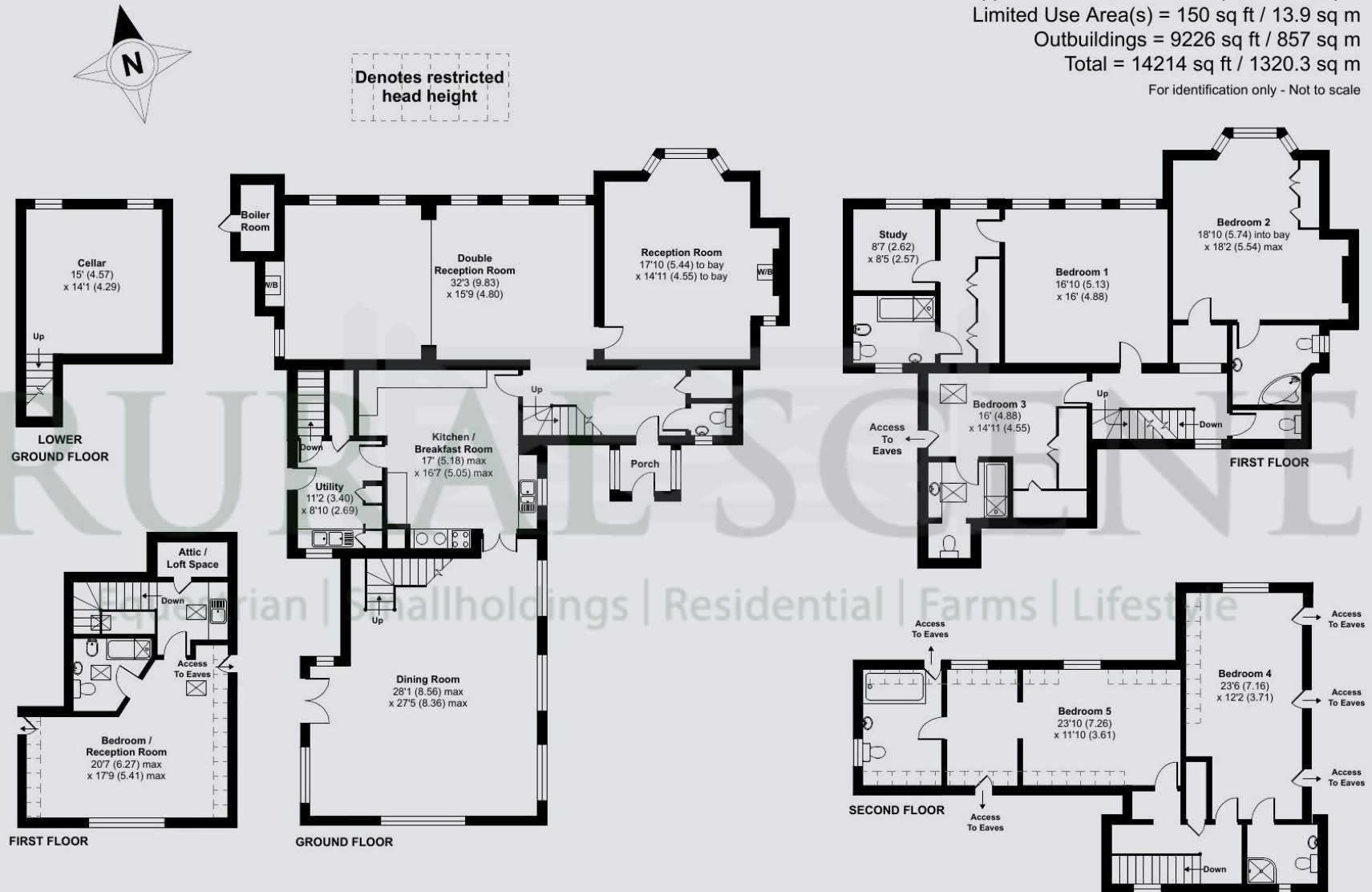
Approximate Area = 4830 sq ft / 448.7 sq m

Limited Use Area(s) = 150 sq ft / 13.9 sq m

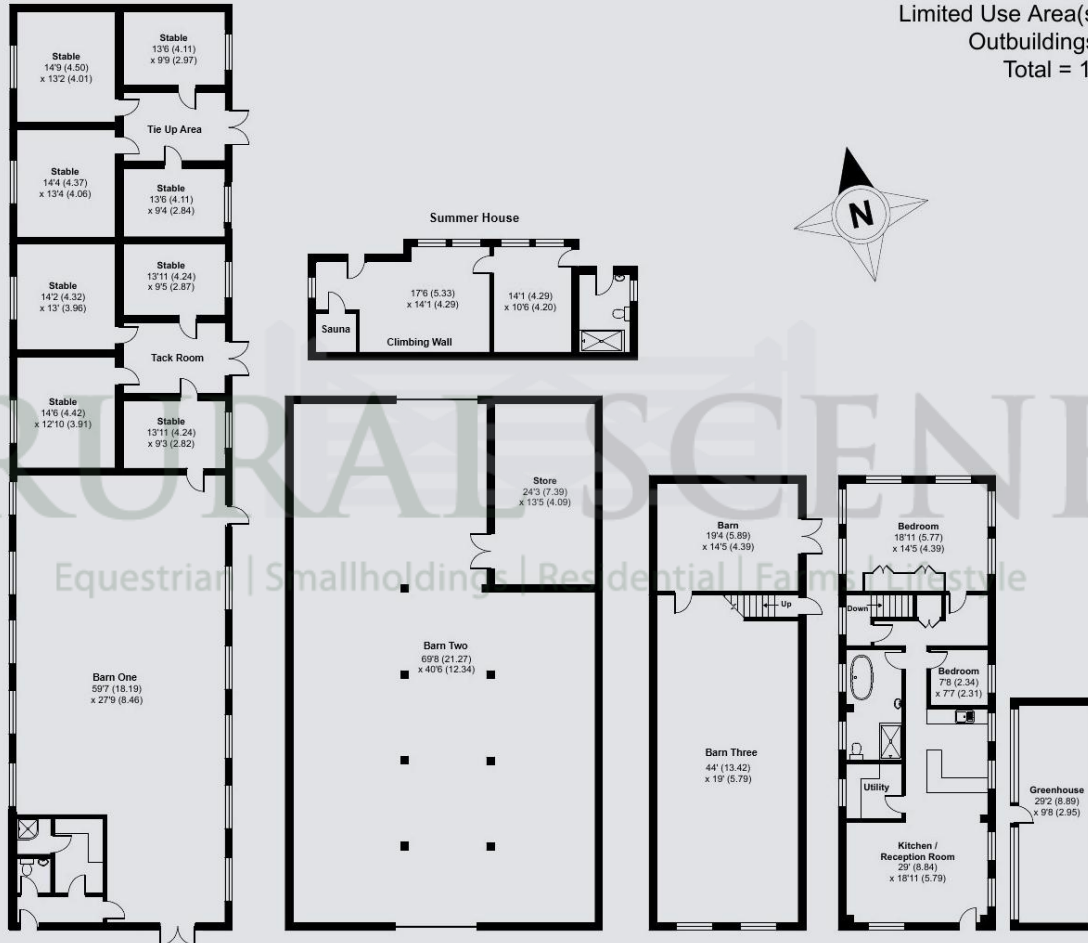
Outbuildings = 9226 sq ft / 857 sq m

Total = 14214 sq ft / 1320.3 sq m

For identification only - Not to scale



Floorplan for identification only. Not to scale. Not to be used for estimating or measuring purposes



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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

TONBRIDGE & MALLING BOROUGH COUNCIL
 Tel: 01732 844522

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (Septic Tank), OIL FIRED CENTRAL HEATING to main house, electric Combi boiler in Barn Apartment, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

ENERGY RATINGS D (Main House) : D (Barn Apartment)

COUNCIL TAX G (Main Res) : D (Barn Apartment)

DIRECTIONS

From junction 2 of the M20, head north on the A20 for just under a mile and turn right onto Ash Lane. Follow this lane for approx. half a mile and turn right onto Hatham Green Lane where the property will be found after a couple of hundred yards on the right hand side

what3words ///sleepy.dome.abode

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Rural Scene have visited Parsonage 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.

