



Thorn Farm
Thorn Lane | Stelling Minnis | CT4 6BZ

THORN FARM

Thorn Farm is an estate of calm and tranquility nestling in the midst of the Kent countryside and surrounded by about 13.931 acres of gardens and grounds. This simply stunning modern country house will impress you from the moment you turn through the automatic wrought iron gates into the beautifully maintained gravel in-and-out driveway that leads to the triple garage. Whether it is the superb exterior facade, the amazing garden wall, the vast entrance porch with its Palladian style pillars or the wonderful double sized oak front door, there is much to admire before you even cross the threshold.

However once inside this amazing property you can immediately relish the bright welcoming atmosphere. The reception hall leads through to a fabulous central atrium with double height cathedral style windows, automatic electric blinds, Cipriani limestone flooring and doors to the ground floor terrace with its rare Windsor Buff Blue Yorkstone paving, providing plenty of natural light and a great family space for sitting and dining. Beyond the atrium is an attractive drawing room with a fireplace, bay windows overlooking the lower terrace and french doors to the ground floor patio. Off the hall there is a well fitted study with double aspect windows, a gorgeous curved glass fronted corner cupboard and a fascinating double sized curved floor to ceiling book case, while opposite is a large and elegant formal dining room for more formal occasions that can seat at least ten to twelve people.

There is a boot room leading to an inner courtyard while the large and light kitchen/dining room includes not only a substantial breakfast bar but also plenty of room for an additional table and chairs. The bespoke, hand built kitchen units are made by Thoroughly Wood as are all the fitted wood furniture and other items throughout the property. The appliances include a Wolfe range cooker, a couple of two drawer dishwashers, a combi microwave and warming drawer, fridge and freezer as well as two wine coolers. In addition all the cold taps in the house produce drinking water but the tap in the kitchen operates on a Quattro system whereby it produces boiling water, icy water, fizzy water and hand wash water. This kitchen is perfection for even the most demanding of families.

The lower ground floor is probably the most awe inspiring part of the house and where superlatives are the order of the day. It has two sets of Cipriani limestone steps leading to the different areas. It includes a huge state-of-the-art magnesium chloride swimming pool surrounded by Buscot limestone paving and has an automatic cover, a Jacuzzi set in the pool and a bridge where you can watch the swimmers or dive off as the water is deep enough. There is a veritable wall of

sliding glass doors that open right out onto the enormous lower terrace bringing the outdoors indoors and around the pool is an infra red and classic sauna, a plunge pool and a steam room as well as a cloakroom, shower room and changing facilities. Beyond the pool area is a vast gymnasium with mirrored walls, a large inset TV and skylight windows that automatically open and close. You will also find a large hall as well as a laundry room with an opening into a vast function room that could also be made into an excellent cinema and entertainment centre but is large enough for a full sized table tennis or snooker table. This floor also includes a temperature controlled wine room with shelving all around, a cold room for additional fridges and freezers, a utility room with a laundry chute from each floor and two washing machines and two tumble dryers as well as huge plant & system rooms where most of the technical systems that run the property are located. To make life easier there is also a central vacuum cleaning system that operates throughout the house.

Ascending the wide limestone staircase from the ground floor to the first floor you will find an impressive galleried landing that overlooks the lower terrace and includes a library section with fitted book shelves and a seating area. This leads to the superb master suite with its charming bedroom under a partially vaulted ceiling with french doors leading to balconies on two sides where you can either look out over the tennis court or the terrace and waterfall. There is a huge dressing area with 'his and hers' walk in wardrobes and a vast en suite bathroom with an enormous bespoke bath and wet room style double shower. It is simply stunning.

There are four additional double bedrooms with fitted bedroom furniture including two with en suite triple sized shower rooms and two with a Jack and Jill bathroom in between, one of which has access to a balcony. But that is not all. Up another staircase you come across a vaulted loft room together with access to a very large roof terrace, providing a wonderful vista across the gardens and the countryside beyond.

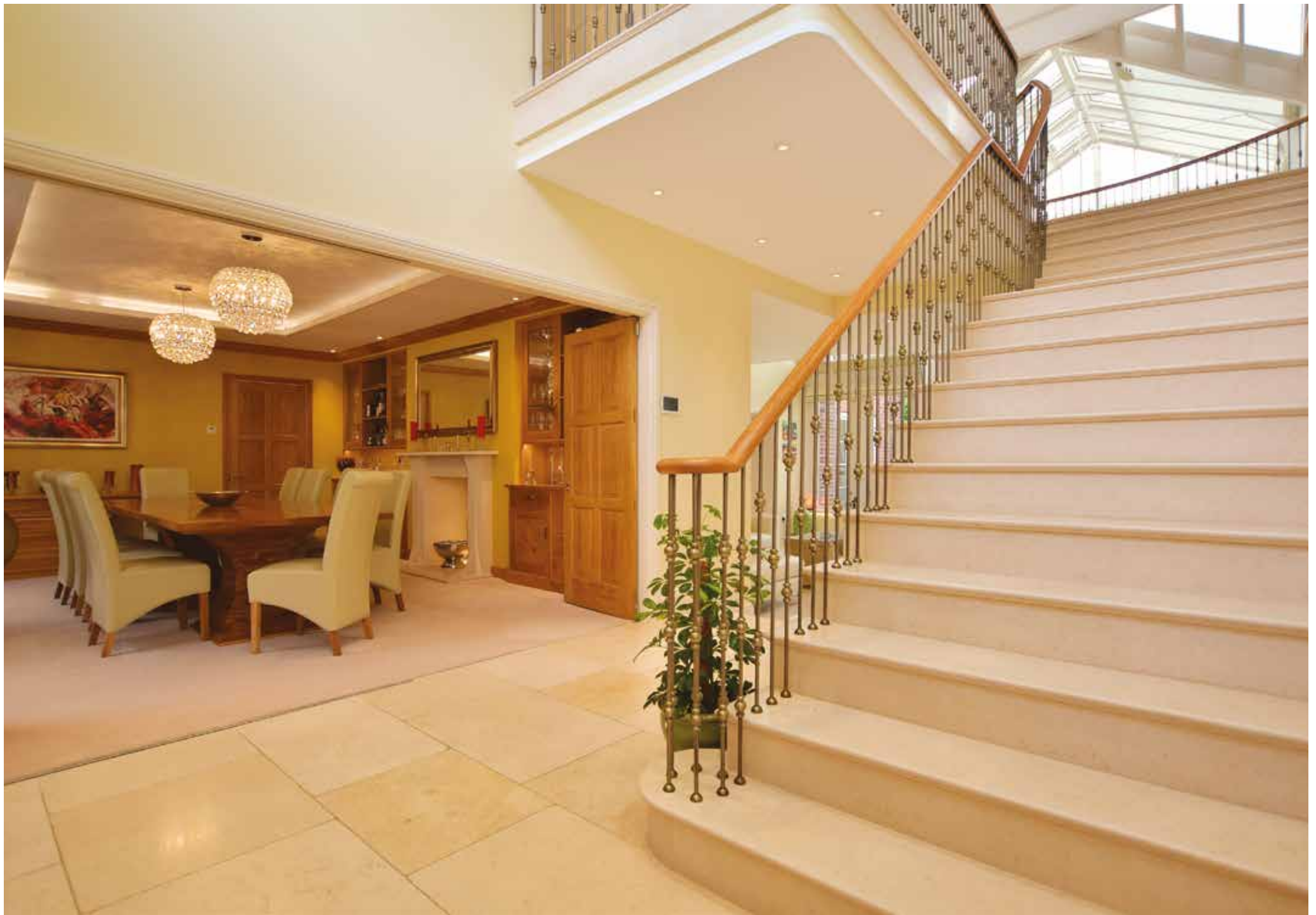
If further accommodation is required there is a charming apartment above the garages that includes a kitchen, shower room, a large living room and a double bedroom that is currently being used as a therapy room. This would make an excellent guest suite, a teenager's hideaway, separate office space or even a holiday let. Underneath the garages there is a massive storage room that could become an excellent snooker room and bar. It includes storage facilities and a walk in cupboard that could always be converted into a cloakroom.



















The gardens

Immediately surrounding the house are about 2.86 acres of stunning and professionally designed gardens and terraces with irrigation systems providing water as required. Opening from the central atrium is a large, south facing upper terrace that wraps around the house and here you can enjoy al fresco dining and views across the lower terrace to the stunning waterfall. From the drawing room you can walk onto the upper terrace that includes a path to the annex and garages and steps up to a beautifully manicured lawn. This is flanked by very attractive tree, shrub and floral beds and would be ideal for bowls or croquet.

A further curved lawn outlined with a dwarf hedge leads to seating areas and a lily pond with a calming central water feature. On the other side of the house there are french doors from the kitchen/breakfast room to the terrace that leads to another large lawn with a variety of specimen trees and to the hard tennis and basket ball court. On either side of the property there are pathways and steps down to the vast lower terrace where you can enjoy the fascinating waterfall and pond and en route you will find two rooms where the controls for the irrigation system and the waterfall are maintained. Behind and above the waterfall is a grass pathway to other parts of the garden and it passes another fish pond. When you stand here admiring the fish you can look back on the house and really appreciate the wonderful atrium in all its glory.

The grounds

Beyond the garden are just over 11 acres of stunning grounds. Originally farmland the owners have converted this whole area into a wonderful mix of leisure facilities, country life, wild life and even the 'good life'. They have planted over 1000 trees of varied types and hues to give the whole area a superb and colourful backdrop as well as creating a large orchard with apple, pear, cherry and plum trees while bore holes provide water for the garden and the grounds. However the piece de resistance is the large lake that has been dug out and is full of freshwater fish including carp together with a jetty, an island with a duck house and behind the lake is a reservoir with over 1000 goldfish that feeds the lake when the water level goes down. Sitting on the edge of the jetty on a warm summers day just watching the ducks swimming on the lake makes you feel you are in an oasis of calm and beauty – paradise personified.

Adjacent to the lake is a large area of grass with a built in table and chairs leading to an enormous brick built barbecue that also includes both a tandoori and a pizza oven as well as a spit for a hog roast, creating a wonderful summer party area. At the same time, to ensure there is plenty of fresh produce available, as well as fruit from the orchard, there is a large kitchen garden incorporating a poly tunnel and a vast greenhouse where a wide variety of vegetables are grown.















By Road:

Canterbury	8.1 miles
Channel Tunnel	9.8 miles
Ashford International	12.2 miles
Dover Docks	23.0 miles
Gatwick Airport	82.6 miles
Charing Cross	66.3 miles

By Train from Ashford International

St Pancras	36 mins
Charing Cross	1hr 16 mins
Victoria	1hr 22 mins
Paris (Eurostar)	2hrs 22mins

Leisure Clubs & Facilities

Stelling Minnis Cricket Club	
Etchinghill Golf Club	01303 862929
Roundwood Golf Club	01303 862260
Elham Sports Centre	01303 840485
Bursted Manor Riding Centre	01227 830568

Healthcare

The Surgery
New Lyminge Surgery
Elham and Hawkinge Surgery
William Harvey Hospital
Kent and Canterbury Hospital
Chaucer Hospital

Education

Primary/Prep Schools:

Stelling Minnis Primary
Bodsham Primary
Ashford School (Prep)
Kings Junior
Kent College Junior
St Edmunds Junior

Secondary Schools:

Harvey Grammar for Boys
Folkestone School for Girls
Simon Langton Girls Grammar
Simon Langton Boys Grammar
King's School, Canterbury
Kent College
St Edmunds
Ashford School

01303 862109
01303 863160
01303 840213
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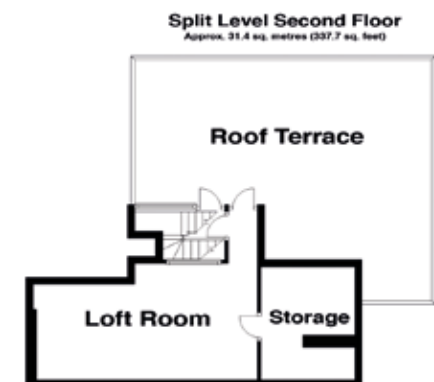
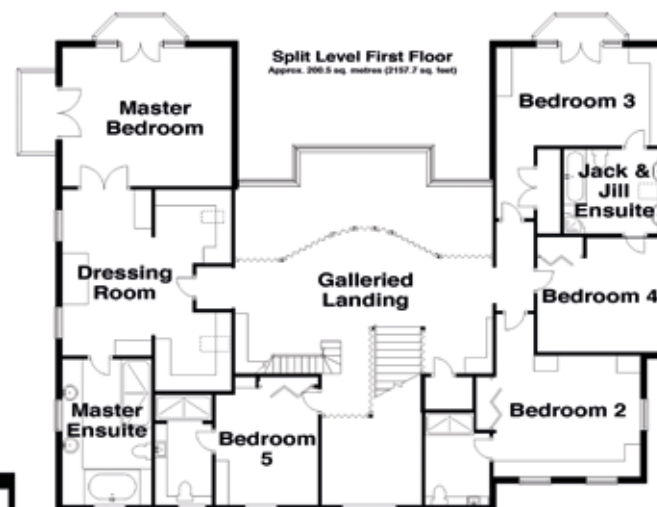
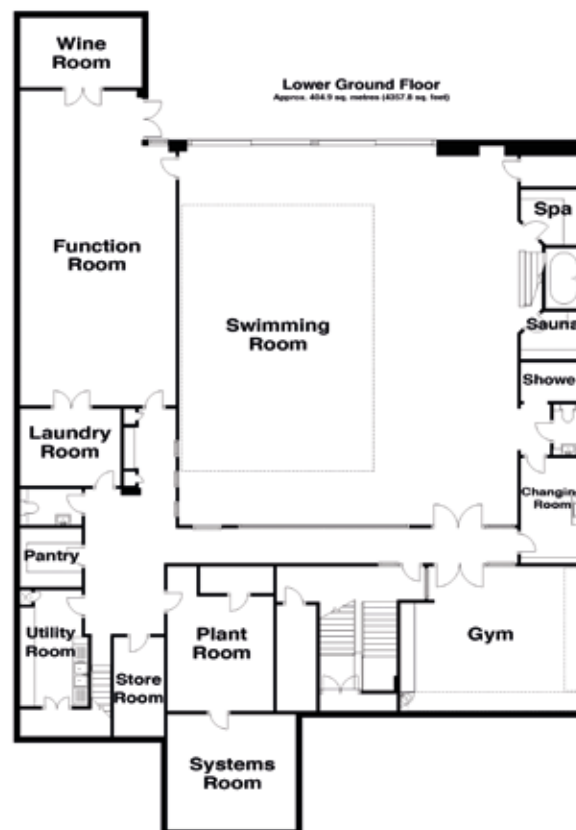
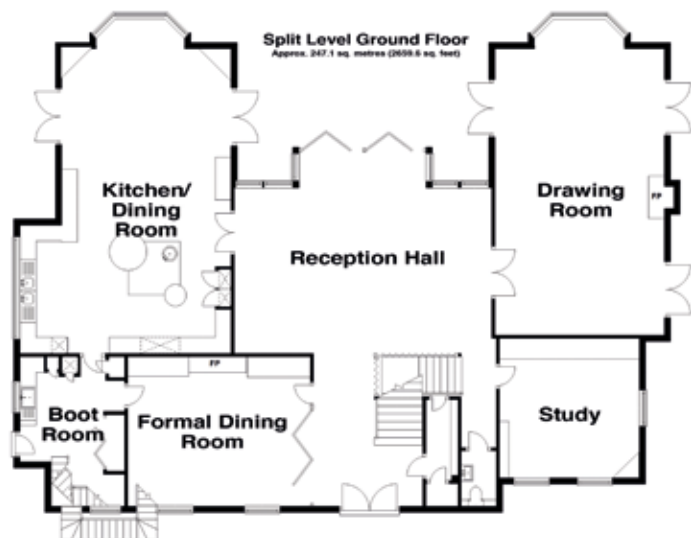
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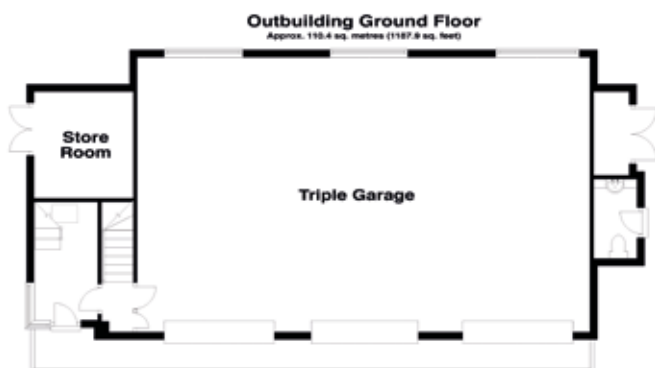
Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Leas Cliff Hall	01303 228600
Rose and Crown	01227 709265
Abbots Fireside	01303 840566
Abode Hotel	01227 766266

Local Attractions / Landmarks

Stelling Minnis Windmill
Lyminge Forest
Romney Hythe and Dymchurch miniature railway
Lympne Castle and Saltwood Castle
Port Lympne Animal Park
Dover and Deal castles
Secret War Tunnels
Canterbury Cathedral





SPLIT LEVEL GROUND FLOOR

Reception Hall	26'8 (8.13m) x 24'7 into bay (7.50m) narrowing to 17'6 (5.34m)
Drawing Room	34'9 into bay x 17'6 (10.60m x 5.34m)
Kitchen/Dining Room	36'5 (11.11m) x 21'4 (6.51m) narrowing to 17'6 (5.34m)
Boot Room	9'1 x 9'1 (2.77m x 2.77m)
Cloakroom	
Formal Dining Room	18'9 x 15'5 (5.72m x 4.70m)
Study	14'5 x 14'3 (4.40m x 4.35m)

LOWER GROUND FLOOR

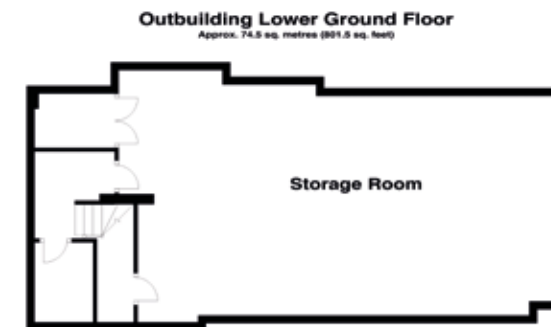
Hall	
Swimming Pool Area	43'6 x 37'8 (13.27m x 11.49m)
Jacuzzi	
Steam Room	
Sauna	
Plunge Pool	
Shower	
WC	
Changing Room	11'5 x 7'4 (3.48m x 2.24m)
Gym	19'4 x 15'9 (5.90m x 4.80m)
Function Room	35'3 x 17'4 (10.75m x 5.29m)
Wine Room	12'7 x 7'4 (3.84m x 2.24m)
Laundry Room	11'5 x 8'5 (3.48m x 2.57m)
Cloakroom	
Pantry	
Utility Room	12'5 x 8'0 (3.79m x 2.44m)



Store Room	10'7 x 5'9 (3.23m x 1.75m)
Plant Room	15'9 x 15'5 (4.80m x 4.70m)
Systems Room	12'9 x 12'5 (3.89m x 3.79m)
SPLIT LEVEL FIRST FLOOR	
Galleried Landing	
Master Bedroom	17'7 x 14'0 (5.36m x 4.27m)
Dressing Room	17'5 (5.31m) narrowing to 9'3 (2.82m) x 17'0 (5.19m)
Master En-Suite Bath/Shower Room	15'9 x 8'9 (4.80m x 2.67m)
2 x Balconies	
Bedroom 5	13'4 up to fitted wardrobes x 10'6 (4.07m x 3.20m)
En-Suite Shower Room	11'5 x 5'8 (3.48m x 1.73m)
Bedroom 2	15'11 x 12'8 (4.85m x 3.86m)
En-Suite Shower Room	
Bedroom 4	13'3 x 12'3 (4.04m x 3.74m)
Jack & Jill Bathroom	10'8 x 8'2 (3.25m x 2.49m)
Bedroom 3	17'8 x 10'1 (5.39m x 3.08m)

SECOND FLOOR

Loft Room	20'5 x 8'1 (6.23m x 2.47m)
Roof Terrace	36'2 (11.03m) x 13'1 (3.99m) narrowing to 8'0 (2.44m)



OUTBUILDING GROUND FLOOR

Triple Garage	35'8 x 24'0 (10.88m x 7.32m)
WC	
Store Room	

OUTBUILDING FIRST FLOOR

Annex Living Room	20'1 x 16'2 (6.13m x 4.93m)
Annex Kitchen	11'2 x 7'8 (3.41m x 2.34m)
Annex Bedroom	20'1 x 11'4 (6.13m x 3.46m)
Annex Shower Room	11'2 x 8'2 (3.41m x 2.49m)

OUTBUILDING LOWER GROUND FLOOR

Storage Room	34'6 x 20'9 (10.52m x 6.33m)
Store Room	

OUTSIDE

Gardens
Water Fall Feature
Tennis Court
Man Made Lake
Jetty
Water Reservoir
Greenhouse
Vegetable Garden
Orchard
Gated In & Out Driveway



FINE & COUNTRY

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