

Fairbourne Lane, Harrietsham, Maidstone

---







## Len Hurst, Fairbourne Lane, Harrietsham, Maidstone, Kent

---

A wonderfully updated and presented country home, well located for local amenities, schools and transport links.



**Tenure:** Available freehold

**Local authority:** Maidstone Borough Council

**Council tax band:** G











## The Property

Set in the middle of its grounds this delightful period country home (built in the 1920's) provides a wonderful mix of living and entertaining space together with two additional detached residential properties (Lenhurst, Foxton Lodge, and Foxton Barn), located at the side of the plot and with their gated entrance. The access to the main house comes through a set of electric gates and opens out onto the front of the house with a large parking and turning area together with a double garage whilst there is a separate entrance off Polhill Lane for Foxton Lodge and Foxton Barn, also with its entry system.

## Ground Floor

The house opens into a large, well-lit entrance hallway that acts as the hub to the ground floor of the house giving access to; An office/study (with doors to the family room), a large open plan, bespoke designed, kitchen/dining room with central feature wood burning fireplace set between the kitchen and an entrance/snug area. A separate utility room then completes the ensemble on the kitchen side of the house along with double doors that open out onto the formal garden. On the opposite side of the hallway, a formal living room (with a feature fireplace and gas fire) links to a large family room (with a feature log burner) on the southern side of the house which, in turn, opens out onto the patio and swimming pool area. The house (and indeed the annex buildings) is double-glazed throughout.



## First Floor

On the first floor a pair of double bedrooms share a family bathroom (with a roll-top bath and Mira walk-in shower) on the north side of the house whilst a guest bedroom with en suite (with whirlpool bath) sits alongside the principal suite; a wonderfully sized and well-lit bedroom with en suite bathroom (with a two-person jacuzzi and walk in Mira shower) alongside with a dressing room.







Outside the house benefits from both a formal and well-sized garden as well as an excellent south-facing heated swimming pool area (newly refurbished in 2023 and heated via air source heat pump) with an accompanying pool house (with plant room and changing area with WC, shower, and sauna) perfect for al fresco dining and entertaining space. A tennis court (refurbished in 2022) on the opposite side of the house then provide a full provision of facilities for the property.



Excellent internet is provided amongst all three properties together with integrated camera/security across the estate and a 4KW Solar Panel System.













On the western side of the property, and benefit from their private access driveway, sits a wonderfully converted three-bed bungalow (Stables which is now known as Foxton Lodge), and adjacent to this sits a brand new Foxton Barn providing excellent additional living and workspace. The old stables now form the basis of Foxton Lodge which provides an excellent central living space alongside a modern eat-in kitchen. Three double bedrooms, and two bathrooms it is complemented by a large living room that has a traditional log burner. Sitting alongside Foxton Lodge is Foxton Barn which was built in 2023, it holds a large double garage, gym space/ games room. On the first floor with a vast open plan living room with kitchen and accompanying shower room, the building also has air conditioning on both floors. A south-facing patio with a central Olive tree sits between both properties.





The house is ideally located for local amenities and transport links with access to junction 8 of the M20 yet also enjoys excellent countryside views.

Nearby Harrietsham (a historic village noted in the Domesday Book) provides a range of local amenities and schools whilst the train station there provides a good service into London Victoria. Nearby Ashford International train station then provides a service into London St Pancras in approximately 38 minutes.

The M20 then links to the Channel tunnel and ports whilst linking westwards to the M25 and the airports at Gatwick and Heathrow as well as London and the wider UK motorway network.

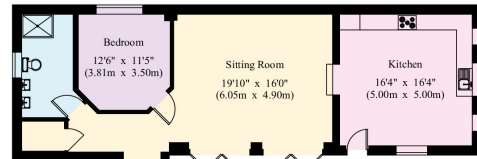
The local countryside provides many walks and trails along the North Downs together with numerous historic destinations nearby including Leeds Castle.



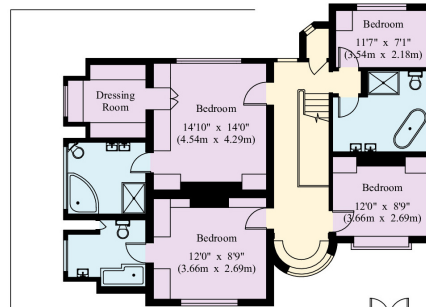


# Len Hurst

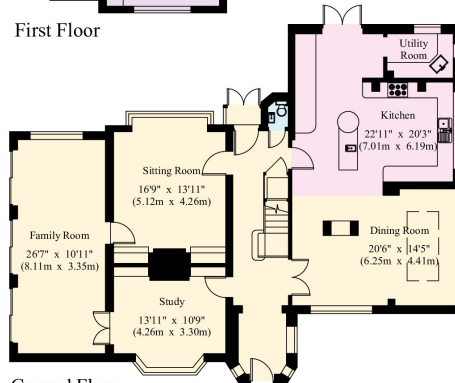
**Gross Internal Area : 278.0 sq.m (2992 sq.ft.)**  
**Foxton Barn : 134.2 sq.m (1444 sq.ft.)**  
**Foxton Lodge : 157.5 sq.m (1695 sq.ft.)**  
**Outbuildings : 71.2 sq.m (766 sq.ft.)**  
**Total : 640.9 sq.m (6897 sq.ft.)**



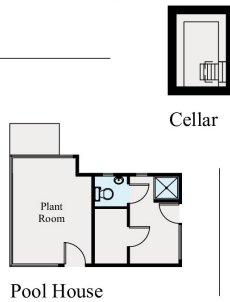
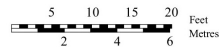
Foxton Lodge



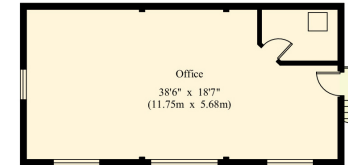
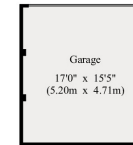
First Floor



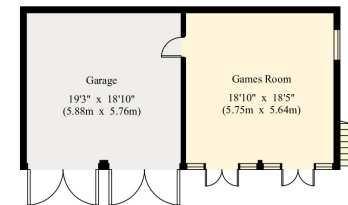
Ground Floor



Pool House



First Floor



Ground Floor

Foxton Barn

**Knight Frank**  
**Sevenoaks**  
 113-117 High Street  
 Sevenoaks  
 TN13 1UP  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Matthew Hodder-Williams**  
 01732 744460  
[matthew.hodder-williams@knightfrank.com](mailto:matthew.hodder-williams@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
 Particulars dated October 2023. Photographs and videos dated September 2023.  
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



