

Honey Lane

Otham, Maidstone, Kent, ME15



A beautifully updated and unlisted period thatched family home set in south facing gardens and grounds.



Summary of accommodation

Main House

Cellar: Wine store

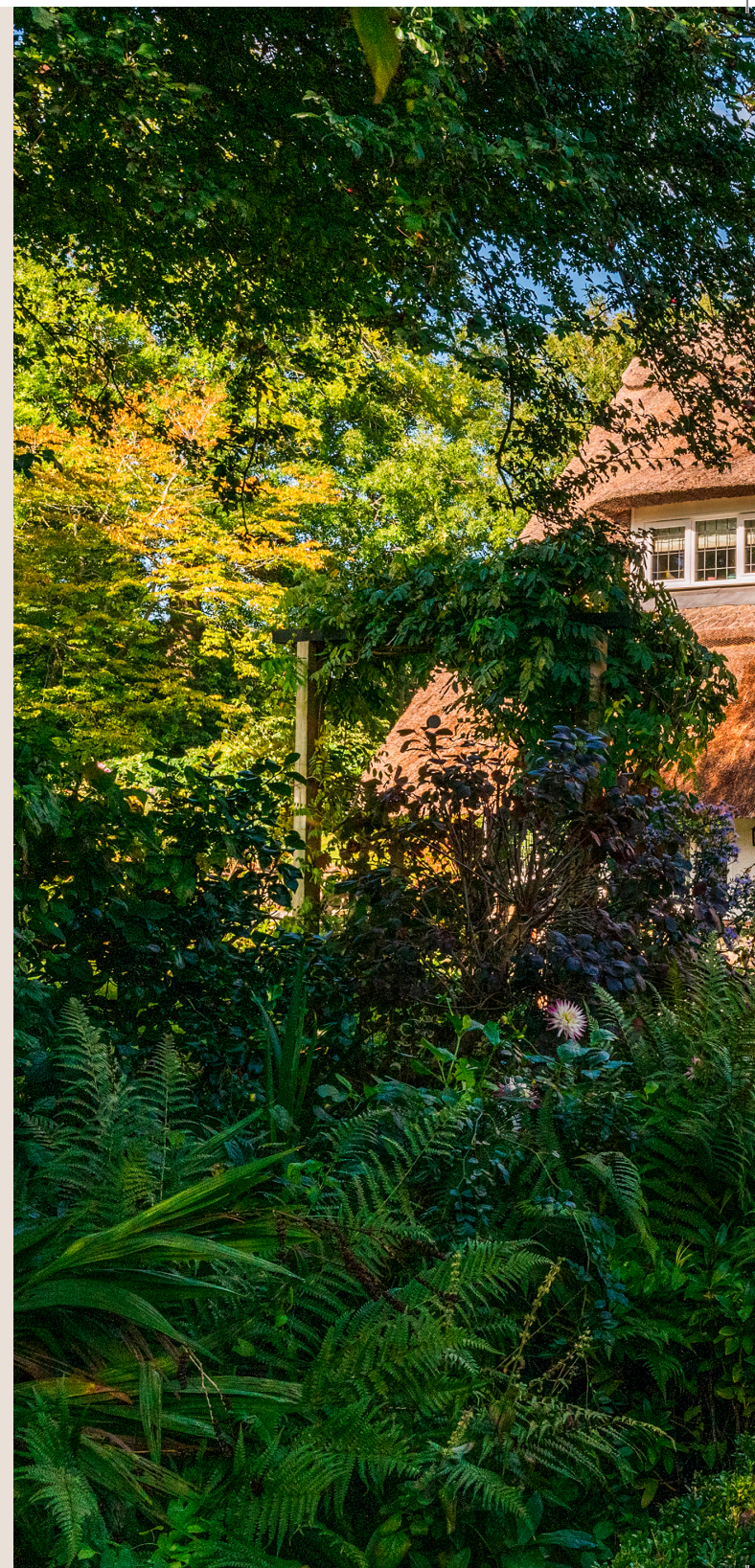
Ground Floor: Reception Hall | Family room | Music room | Study | Drawing room | Sitting room

Conservatory | Kitchen | Orangery | First floor bedroom, with en suite | WC

First Floor: Six bedrooms, two with en suites | Family bathroom | WC

Garden and Grounds

Swimming pool with pool house | Decking with a barbecue | Paddock of 1.3 acres | Orchard | Greenhouse





Situation

(Distances and times are approximate)

Thatch Hall is ideally located for the pretty village of Otham and only a couple of miles from the popular village of Bearsted with its pretty village green, local shops and train station with line into London Victoria.



The county town of Maidstone sits just to the west with its wider range of shopping, amenities, multiple train stations and some excellent schools including Sutton Valence and a number of excellent Grammar schools.



To the south (approximately 6.5 miles) is the village of Headcorn, roughly 10–12-minute drive to the train station with commuter services direct into Cannon Street and Charing Cross via London Bridge. Additionally, (approximately 5 miles) is the town of Staplehurst with its commuter services into London Bridge station in just under an hour whilst Ebbsfleet (21 miles away) runs trains into St. Pancras in about 19 minutes.



The M20 is a short drive away providing easy access to the Channel ports, the M25 and the wider UK motorway network including access to Gatwick (and the M23), Heathrow and Stansted airports.





Thatch Hall

With the oldest part of the house dating from the 1600's Thatch Hall is an excellent example of an unlisted period country home, easily adapted for family living; with versatile living rooms coupled with flexible bedroom space on the first floor whilst also sitting in large gardens and grounds.

The thatched roof was completely updated in 2024 by Glen Charter, master thatcher. A pair of pigeons, the signature of the firm, sit atop the roof casting their eye over the thatching.

At the rear of the house the tiled area of roofing has also been updated in 2024 in the original style.

Entrance to the property comes off a quiet country lane and the house provides a large parking and turning area in front of a quadruple garage block with south facing solar panels: feeding back into the grid and cover the heating of the swimming pool throughout the season. A single bay is separated and has a separate entrance from the pathway to the main house whilst a log store sits on the eastern side. The loft space is boarded providing ample storage space.

The entire house has recently been updated internally and the front door enters into a welcoming reception room with fireplace, guest WC and large coat cupboard, oak parquet wood flooring is found throughout the hall, corridor, and family room. A west facing music/ante room sits off the hallway providing excellent space for additional storage or entertaining. A central corridor then runs the length of the house providing access to the property's excellent living spaces. Two rooms sit on either side as you come into the house; a private study overlooking the west facing garden and an excellent family room with large period open fireplace with views over the private garden on the kitchen side of the house.



On the western side of the house a large drawing room, subdivided and with a wood burner in situ, is well lit on the garden side and links to a dual aspect conservatory with under floor heating. Double doors lead out onto the outdoor entertaining area. The kitchen (with Falcon range cooker and additional oven) leads through to a Marston and Langer build orangery, with under floor heating and electric blinds, and includes a large walk-in pantry (with sink and Quooker tap). A set of stairs lead down to the cellar (with flexible storage including a wine store) from a rear utility room (with space for a washing machine and dryer) whilst a rear entrance with accompanying bedroom and shower room completes the ensemble on the ground floor.

The main staircase leads up to the first floor where the house holds six large bedrooms (one with an en suite shower room) alongside a family bathroom and separate shower room. One of the bedrooms, with views over the landscaped garden, has an en suite WC. There exists an excellent opportunity to reconfigure the existing bedrooms should any incoming purchaser wish to do so.





Outside

Outside the property sits in approximately two and a half acres of south facing grounds with an excellent flat lawn on the westerly side of the house, possibly an original grass tennis court with excellent drainage. A part sunken stone paved outdoor dining area, with pergola cover, acts as an outdoor entertaining zone alongside the house and garden. The gardens on the kitchen side of the house, with featured box hedging, provide a tranquil location for summer evenings and include a thatched summer house in a shaded corner of the garden.

The south facing stone paved swimming pool area is private and benefits from an adjoining pool house (with electric supply) and newly installed raised decking and built in barbecue, providing a perfect place to entertain and enjoy the summer. The pool is heated by a heat pump which was upgraded in the summer of 2024. The paddock then covers some 1.3 acres with a man-made pond at the centre together with raised vegetable boxes, a small orchard and additional greenhouse and storage sheds, it can also be accessed from a separate gated entrance.

Property Information

Tenure: Freehold

Local Authority: Maidstone Borough Council

Council Tax: Band H

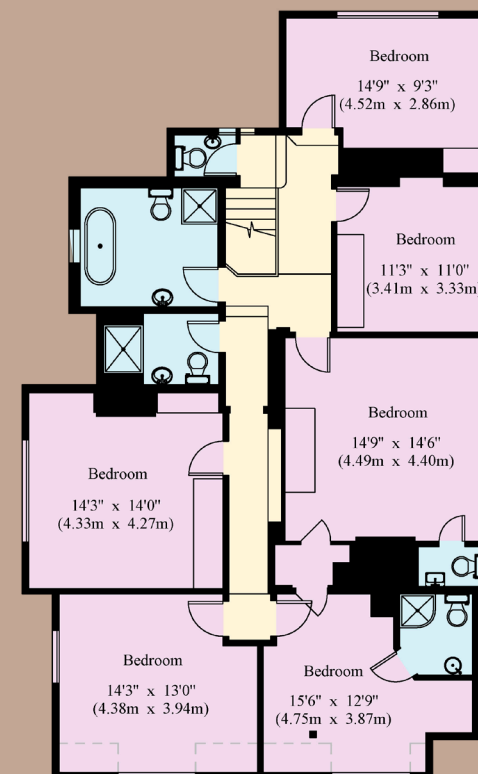
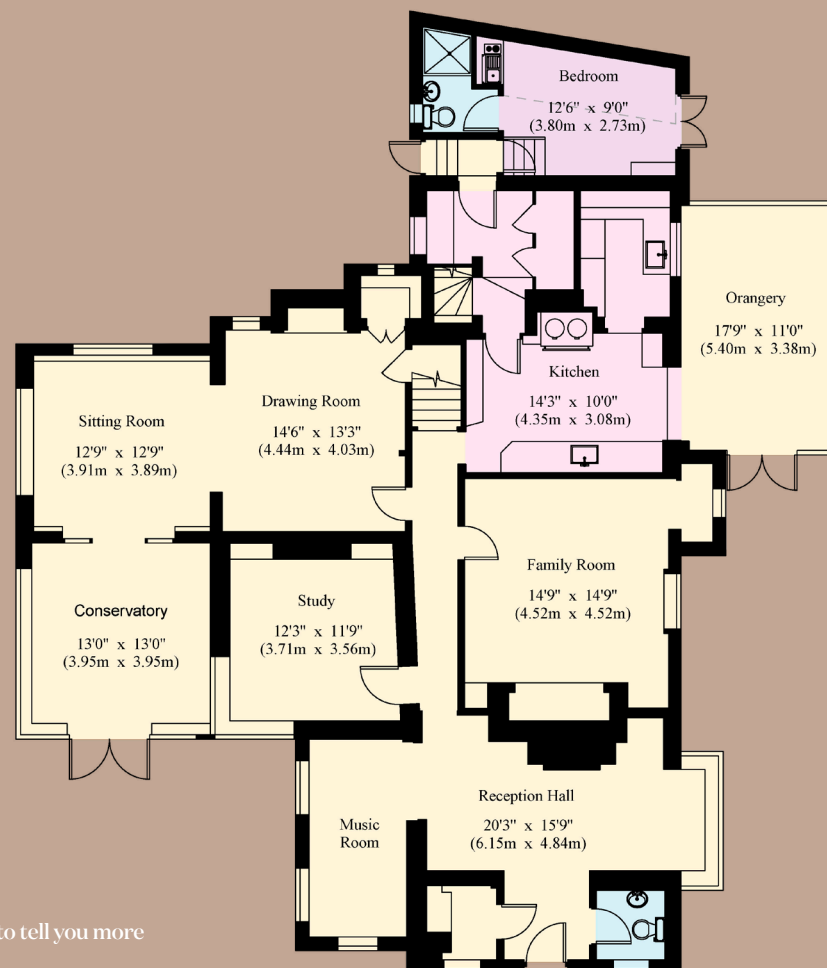
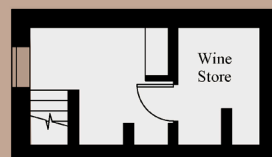
EPC: D

Postcode: ME15 8RJ

Approximate Gross Internal Floor Area

371.9 sq.m / 4,003 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated January 2025. Photographs and videos dated December 2024.

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