



Wiehling, Nr Sittingbourne, Kent

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## Wichling, Nr Sittingbourne, Kent

An excellent Georgian grade II listed country house with Medieval origins set in a little over 4 acres of land.



**Tenure:** Available freehold

**Local authority:** Maidstone Borough Council

**Council tax band:** G









## The Property

Located just outside the village of Wichling (otherwise known as Wychling and recorded in the Domesday book) this elegant Georgian-listed house is based around an early 17th century home with Medieval origins.

Set in a mix of formal garden and woodland and surrounded by agricultural fields, the property also encompasses several outbuildings; from accompanying annex accommodation to a large barn - all of which would benefit from an upgrade but which would provide a wonderful array of additional accommodation to the main house.

The driveway to the property flows off the country road heading north towards Wichling and runs through the woods on the northwest side of the property towards a large gravelled welcome area outside the property's front door. The driveway continues circularly back towards the entrance providing an in and out driveway for the property.

The front of the house is classically Georgian, in style and volume. A large entrance hallway opens out onto two dual-aspect formal reception rooms; a light and bright south-facing living room (with fireplace and wood burner) overlooking the garden and an accompanying snug with a large fireplace and secret bar (leading through to the dining room). The floor is laid to individual parquet and runs towards the older part of the house with a large dining room with a substantial inglenook fireplace.

A utility room and guest WC are set alongside the stairs down to the cellar whilst a more recently added garden room (also with the continuation parquet) is set on the south side of the house and opens out onto the formal garden. A well-sized kitchen (with rear staircase) and an additional side entrance complete the ensemble on the ground floor.



On the first floor, a pair of large, well-lit bedrooms occupy the front of the house. A principal suite, with the bedroom enjoying south-facing views over the garden and a large balcony, sits alongside an en suite shower room and additional small bedroom, ideal as a dressing room or study. The second bedroom has access to a bathroom and through it, either an additional bedroom (bedroom six) or useful dressing room space. A third bedroom also is accessed from the landing and comes with an en suite bathroom and benefits from south-facing views whilst at the rear of the property, accessed either up the rear staircase or through bedroom six, sits a further bedroom with en suite shower room.

A final pair of rooms then sits atop the house, one providing a large lofted-style bedroom alongside either a playroom or children's bedroom. Overall the house can either be formatted as a very comfortable five bedroom property (with several very comfortable suites) or, should more bedrooms be needed, it can hold up to seven/eight in the main property.







Outside, the house is accompanied by an excellent selection of outbuildings and additional accommodation. Immediately alongside the main house sits a well-sited guest cottage, formally a forge, with a large first-floor lofted room; perfect as either a main bedroom or living room. Depending on how you utilize the space there are two bedrooms, a kitchen, and a shower room as accompaniment. A second annex, previously the stables, (unfinished) also sits to the north side of the house and is provisionally laid out in a two bedroom/one bathroom format. A large garage and open car parking barn borders the in and out driveway providing additional exterior storage whilst behind the barn, at the southwest corner, sits a large two-story barn, an old pig sty, currently unmodernised, but perfect for a large number of uses.

## Garden and Grounds

Surrounding the house on the south side are the formal gardens with large numbers of plantings, mature beds, and trees. A swimming pool sits in the southeast corner whilst the house is surrounded by farmland.

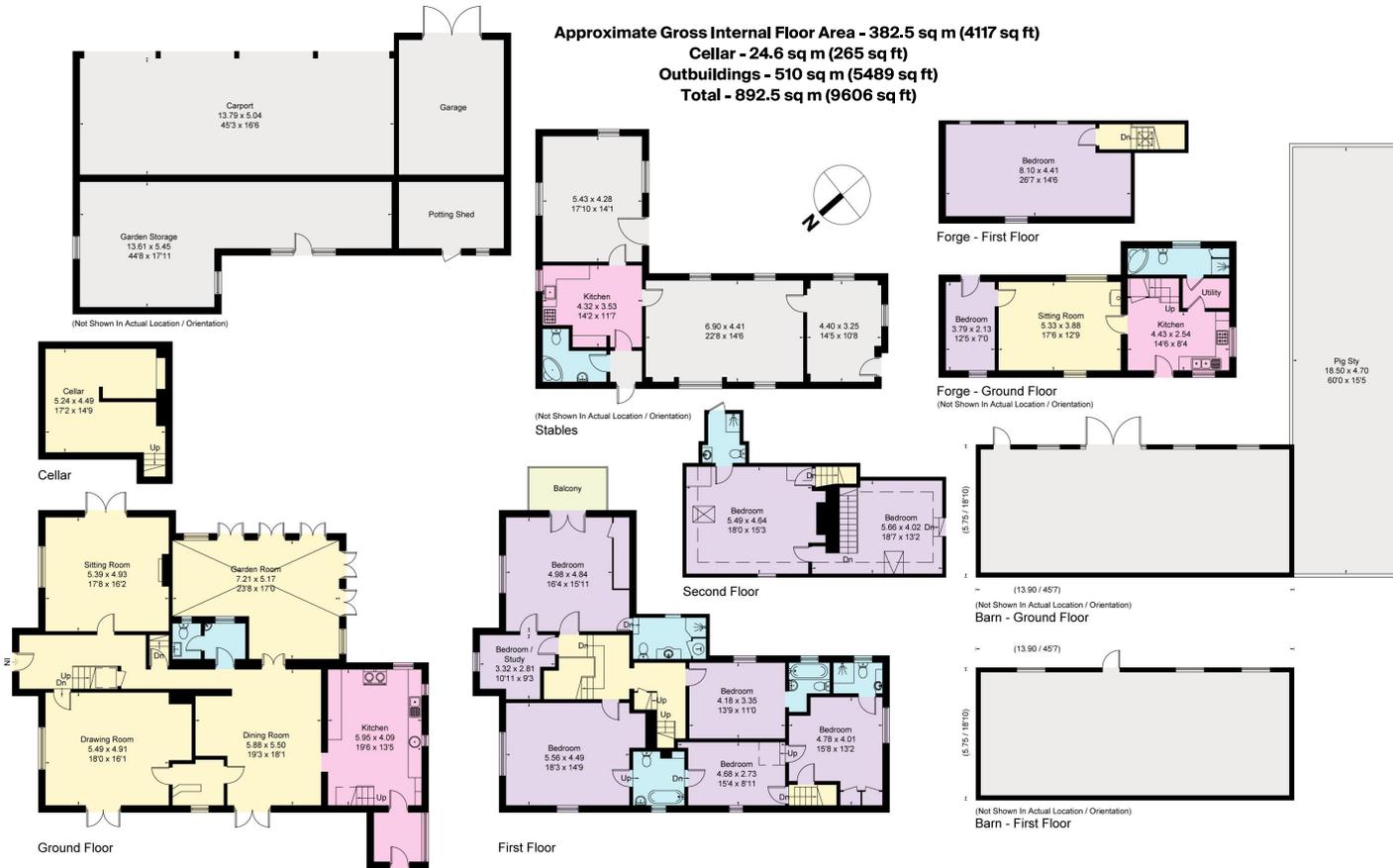
## The Location

The property sits to the south of the village of Wichling in an Area of Outstanding Natural Beauty (part of the North Downs) but also within easy reach of the nearby village of Lenham (also mentioned in the Domesday book) with its local schools, amenities, restaurants, and railway station. The M20 is easily accessible providing access to both the channel ports but also to the M25, London, the airports at Gatwick and Heathrow as well as the wider UK motorway network. Trains run into London either to London Victoria (in approximately 1hr 30 mins) or to London St. Pancras (1 hour with a change at Ashford International). Both Ashford and Maidstone are close by if you are looking for a wider range of shopping amenities whilst Canterbury sits approximately 20 miles away from the North East.

The area provides good access to a wide range of schools from excellent local village primary schools to larger fee-paying establishments across the county.







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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.

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