



## MUSSENDEN FARM HOUSE

HORTON KIRBY, DA4



# A WELL-PRESENTED DETACHED FARM HOUSE SET IN 1.3 ACRES

Tucked away on a quiet country lane near the village, this family home includes a detached granary and a resistance pool. Dating back to the 1600s, with later additions from the 18th century, the property is rich in character and retains many original and period features.



Local Authority: Sevenoaks District Council

Council Tax band: G

Tenure: Freehold



## THE PROPERTY

The heart of the home is the spacious kitchen, featuring bespoke painted cabinetry, granite worktops, integrated appliances, and a central island. Adjacent is a utility room with space for laundry appliances, plus a ground-floor WC. The kitchen opens into the dining room with inglenook fireplace and wood-burning stove. At the front of the house are two reception rooms: one used as a playroom, the other a cosy sitting room with a wood-burning stove.

A hand-carved staircase leads to the first floor, where two double bedrooms are complemented by a well-appointed family bathroom. The principal suite boasts a vaulted ceiling, dressing area, and generous en-suite. The second floor offers a guest bedroom and a further room currently used as a study, ideal for remote working or creative pursuits. The original cellar provides excellent storage and includes a separate











## GROUNDS & LOCATION

Outside, a pretty courtyard garden sits just off the kitchen, featuring a decked seating area and walled border planted with two established espaliered grapevines, soft fruits, herbs and flowering perennials. The larger grounds are beautifully landscaped with mature shrubs and seasonal blooms, ensuring year-round interest. Within the garden lies the original granary, currently used for storage but offering potential for conversion (subject to the necessary consents).

The property also benefits from a productive kitchen garden, greenhouse, and fruit trees, offering an abundance of homegrown produce. The remainder of the garden is mainly laid to lawn, complemented by an installed robotic lawnmower. To the front of the house, there is a garage and an electric vehicle (EV) charging point.

The property is situated in a semi-rural hamlet with excellent transport links, Jct 3 of the M25 is just 2.7 miles away. Farningham Road Station (1.4 miles) serves London Victoria in 38 minutes, and Ebbsfleet International (7.6 miles) offers high-speed London access. The area has a broad selection of state and private schools, including Dartford Grammar schools, local primaries in Farningham and Horton Kirby, and

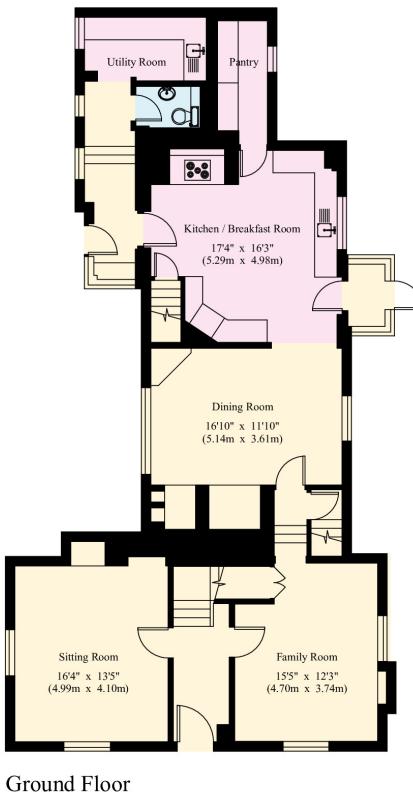
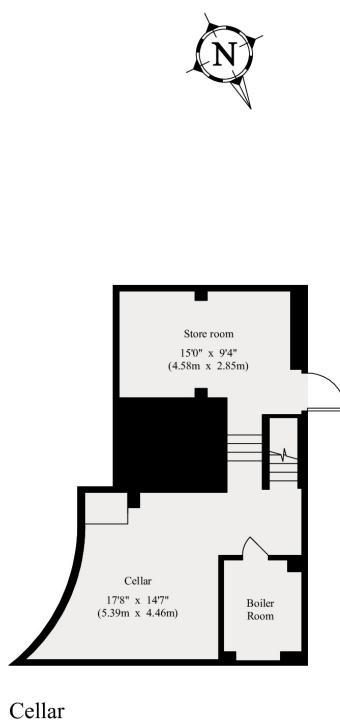


## Mussenden Farm House

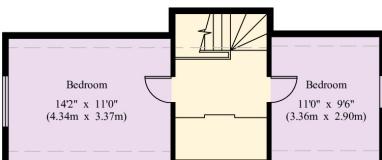
**House - Gross Internal Area : 320.6 sq.m (3450 sq.ft.)**

**Garage - Gross Internal Area : 34.2 sq.m (368 sq.ft.)**

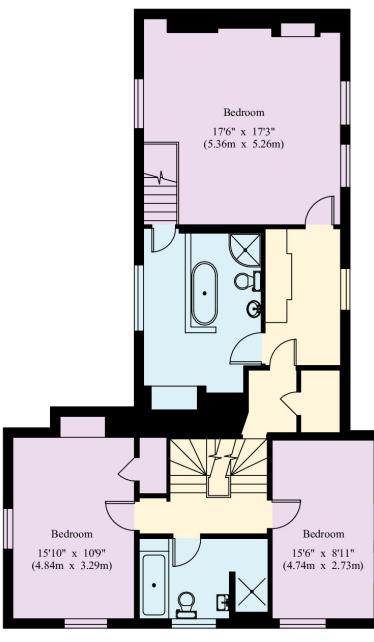
**Granary Store - Gross Internal Area : 28.5 sq.m (306 sq.ft.)**



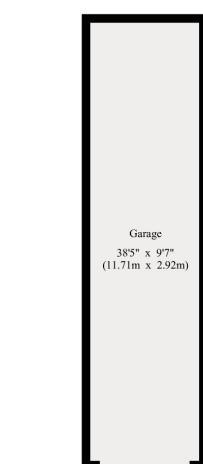
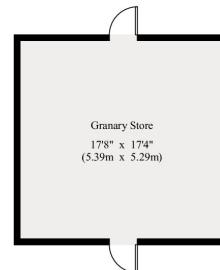
----- Restricted Height



Second Floor



First Floor



(Including Basement)

Approximate Gross Internal Area = 320.6 sq m / 3450 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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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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