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The Old Rectory, Luddenham Road, Luddenham ME13 0TE

6 BEDROOMS | 4 BATHROOMS | 5 RECEPTIONS

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Freehold



The Old Rectory, Luddenham Road Luddenham ME13 0TE

- An Exquisite Grade II Listed Detached Residence
- Flourishing With Period Features & Fine Décor
- Modern Bespoke Kitchen With High Specification Appliances
- Charming Sitting Room With Inglewood Fireplace
- Barn Style Triple Garage With First Floor Apartment
- Additional Single Storey Cottage Style Guest Annexe
- Ancillary Accommodation Both Producing Rental Income
- Set Within Almost Two Acres Of Enchanting Grounds

An exquisite 16th century, Grade II Listed residence, set within almost two acres of gated grounds which include thoughtfully landscaped gardens, enchanting woodland, wild meadow, vegetable patches and a large pond, all home to an abundance of wildlife.

The Old Rectory offers over 2000 sq.ft of characterful and beautifully preserved accommodation which holds a wealth of history and is flourishing with period features; such as inglenook fireplaces, latch keys doors and exposed beams throughout.

Alongside the main house, there is a charming self-contained guest annexe, as well as a spacious barn style first-floor apartment, which sits above the triple garage. Both these forms of ancillary accommodation produce a useful rental yield for the seller.

The Old Rectory has been with one family for over 22 years and has been lovingly restored and sympathetically enhanced to an exceptional standard, affording a large family

a modern lifestyle with excellent living space and communal areas.

The reconfiguration of the main bedroom and recent addition of the stunning conservatory allows the layout to flow beautifully and complements the rest of the well-appointed accommodation.

The front door opens into an entrance lobby which in turn opens into a boot room with a stylish cloakroom.

This leads into an extensive kitchen/breakfast room, with high quality Amtico flooring and bespoke units which integrate modern appliances and a Rangemaster stove. An Aga is nestled within the chimney breast underneath a detailed and decorative bressummer, whilst the counter tops and breakfast bar have been finished with rich Brazilian marbled granite.

To the left of the kitchen/breakfast room there is a useful utility and TV room, whilst to the



right (and connected to the kitchen) there is a magnificent, double-glazed conservatory currently used as a dining room, with French doors to the garden.

From here, the conservatory leads one to a cosy sitting room, with original quarry tiled flooring and an exposed brick inglenook fireplace which encompasses a wood burning stove.

To the first floor, the galleried landing leads to a well-appointed family bathroom, with panelling and exposed beams; and four beautiful bedrooms, each with their own personality, defined by rich Farrow & Ball decor. The dual aspect principal bedroom has been tailored to offer a luxury bathroom and a highly practical personal dressing room, with floor to ceiling open wardrobes, shelves and drawers.

OUTSIDE:

The Old Rectory sits within a particularly secluded plot of 1.86 acres of magnificent,



beautifully maintained gardens and grounds. The property is approached via a set of twin electronic gates, which open onto a sweeping driveway, providing extensive parking for numerous cars. This leads to a detached two storey triple garage/workshop which has been built in the style of a Kentish barn, with attractive weatherboarded elevations.

Above the triple garage, there is a superb, first floor guest apartment. This comprises of one bedroom, with bathroom and open plan living area, whilst beneath this there is a triple garage, with an extensive amount of storage.

There is another annexe to the far side of the garden, a self-contained one storey cottage with a double bedroom, bathroom, living area and separate kitchen.

The grounds have been thoughtfully landscaped, with beautifully planted formal gardens, a small fruit orchard, a vegetable garden, a wild meadow and enchanting woodland.

A gentle stream runs through the grounds and leads to a beautiful pond which sits central to the garden and attracts an abundance of wildlife including rare birds, hedgehogs, frogs, fishes, moorhens and ducks. There is a lovely seating area here which affords the most spectacular views.

Adjacent to the house is a secluded sandstone patio, with ample space for outside entertaining, with a quirky outside toilet with thatched roof and shell walls.

At the rear of the garden there is some enchanting woodland, which is the perfect spot for adventurous children to explore, there is still a tree top zip wire that could be reinstated for use.

SITUATION:

The Old Rectory is situated in a peaceful setting surrounded by beautiful farmland and some outstanding countryside.

The peaceful and widespread hamlet of



Luddenham is situated about two miles north of the bustling market town of Faversham. The hamlet is served by a good local primary school, and the Grade I Listed Church of St. Mary.

The surrounding area has numerous footpaths and is ideal for those who enjoy rambling and the great outdoors.

The creek side hamlet of Conyer (approx. three miles) has a good public house which serves hot food and there are an abundance of walks around the marina. Oare is within walking distance and also has a marina and two public houses, The Three Mariners and The Castle.

Oare Marshes are an internationally important nature reserve and ideal for those who enjoy birdwatching as they play host to a variety of species of migrating birds.

The nearby market town of Faversham has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square.

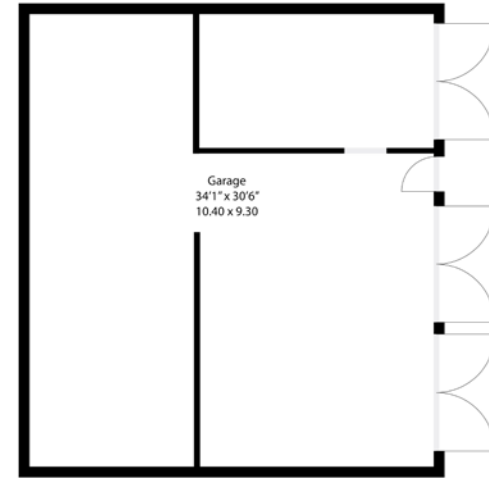
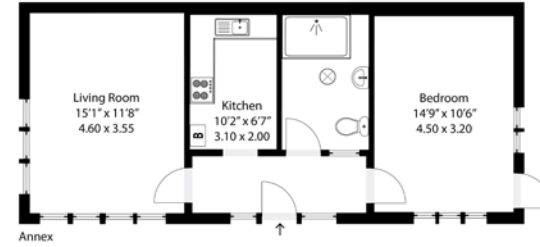
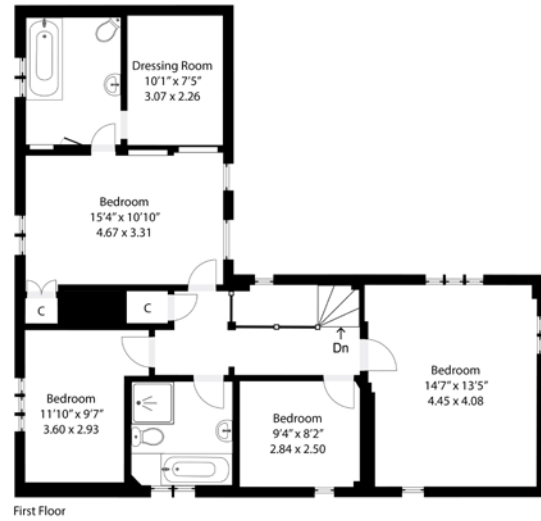
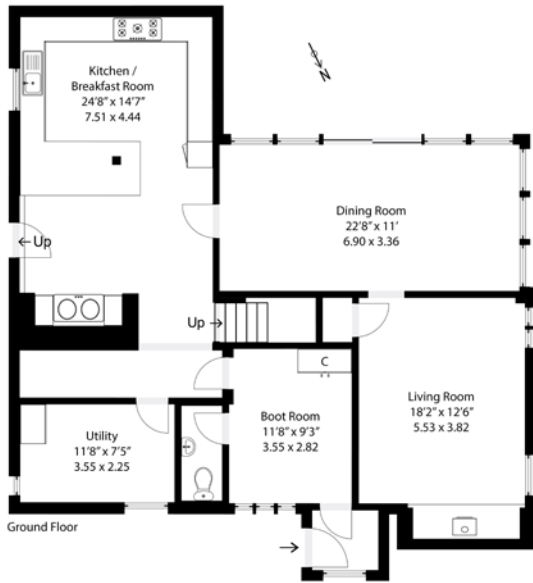
The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants. It has a good selection of primary schools and two secondary schools, one of which being the renowned Queen Elizabeth Grammar School.

Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross and a high speed rail link to London St. Pancras. The nearby M2 motorway gives excellent and fast access to London and the Cathedral City of Canterbury.









TOTAL FLOOR AREA: 4276 sq. ft (397 sq. m)
 OUTBUILDINGS/ANNEXES: 2141 sq.ft (199 sq.m)
 HOUSE: 2135 sq. ft (198 sq. m)



EPC RATING
 D



COUNCIL TAX BAND
 G



GENERAL INFORMATION
 The property is Grade II Listed and served by oil fired central heating and private drainage.

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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