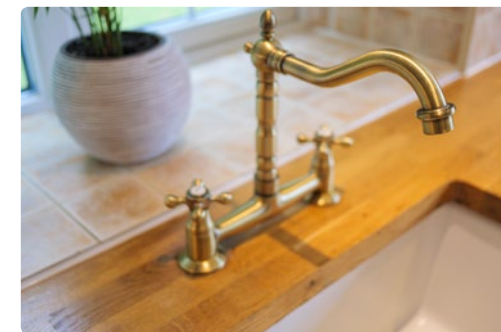
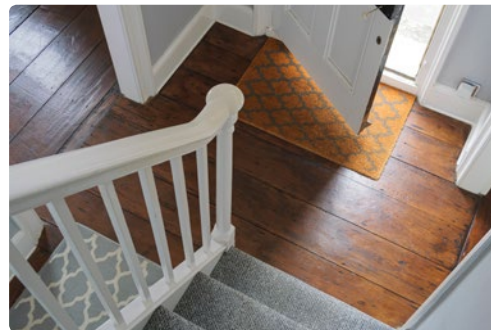






Freehold



## The Farm House, Grove Green, Maidstone ME14 5PX

- A Handsome Detached Georgian Farmhouse
- Set Within 0.36 Acres Of Mature Gardens & Grounds
- Approx. 2350 Sq Ft Of Beautifully Presented Accommodation
- Elegant Period Features Throughout
- Five Bedrooms - Four Bathrooms - Three Receptions
- Plus Large Cellar Providing Home Office & Gym
- Gated Driveway & Detached Double Garage
- Extremely Secluded Yet Convenient Setting

### SITUATION:

The Farm House enjoys a rare setting, situated just off a discrete farm track which leads to The Farm House and just a handful of other beautiful period homes which formed the original hamlet of Grove Green. This collection of properties, including an old barn conversion, a school house and an oast house, create a tranquil rural setting, yet all are within minutes walk of Grove Green's numerous amenities, including a Tesco superstore, a doctors surgery, a dentist, a chemist, a post office, a newsagent and two pubs.

The property is surrounded by excellent education opportunities both in the primary, and secondary sector, St Johns primary school, Invicta grammar and the school of science and technology are all within walking distance.

Bearsted is just over a mile away and is an idyllic Kentish village, with a beautiful

village green, flanked by many fine period residences, The White Horse and The Oak on The Green public houses, The Fish On The Green and several village shops including the renowned Crouch Butchers.

For those who enjoy riding, there are stables and livery yards nearby, along with plenty of bridleways.

The nearby village of Leeds is host to Leeds Castle, over 900 years old and set within over 500 acres of beautiful park-like grounds, the castle is known as 'the loveliest castle in the world' and is a draw for tourists from all over the world.

For a far wider range of amenities, the nearby county town of Maidstone offers a fine selection of shopping, educational and recreational facilities, including several grammar schools, Fremlin Walk Shopping Centre, three stations and a hospital. The M20 motorway is also within easy reach, providing access to both London and the Kent coast.





**DESCRIPTION:**

A handsome five bedroom detached period farm house, set within 0.36 acres of generous and highly secluded gated grounds, yet conveniently situated within easy reach of Grove Green's numerous local amenities.

The Farm House offers extensive and beautifully presented accommodation, spread over four floors, with an elegant Georgian brick and ragstone façade, punctuated by tall, sash windows to the front and an attractive cat slide slate roof to the rear.

Whilst unlisted, the property boasts many charming character features throughout, such as tall ceilings, ornate corning, exposed beams and floorboards, original sashes and lovely fireplaces throughout.

The front door opens into a welcoming entrance hall, with wide stripped wood floorboards decorative corning and stairs to the first floor. To the left of the entrance hall, there is an elegant drawing room with a multi

fuel stove set within a grand fireplace, framed by an attractive wood panelled feature wall.

To the right of the entrance hall, there is a charming sitting room, with exposed floorboards, ornate corning and a splendid exposed brick fireplace. Both of these reception rooms enjoy plenty of natural light via tall sash windows, each with their original built-in shutters.

To the rear of the property, there is an impressive, dual-aspect dining room, with a spectacular inglenook fireplace with an inset wood burning stove and beautiful views over the gardens.

The dining room leads to a spacious kitchen/ breakfast room, with upvc double glazed French doors which open onto a vast sandstone patio area, ideal for 'al fresco' dining.

The kitchen has been fitted with an extensive range of farmhouse style wall and floor units, set around a mix of granite effect and

woodblock work surfaces, a Butler sink and a range of integrated appliances including a range cooker.

On the first floor, a pleasant galleried landing leads to three bedrooms and a well appointed family bathroom and shower room. Both of these have been fitted with modern white suites and finished with attractive tiling.

The two bedrooms to the front of the first floor are both spacious double bedrooms with corning, fireplaces and lovely sash windows which afford spectacular and far reaching views. Both of these bedrooms have built in double wardrobes and beautifully appointed en suite shower rooms.

From the landing, a staircase rises to a central landing, with ample built in storage, on the second floor. This in turn leads to a further two double bedrooms.

On the ground floor, an enclosed staircase descends to a huge double chamber cellar, which completes the extensive





accommodation within The Farm House. This has a great ceiling height, beautiful exposed beams and brickwork and natural light via two upvc double glazed windows.

These two rooms are currently arranged as a gym and a home office however they could easily serve as an additional entertaining space or perhaps a home cinema.

#### OUTSIDE:

The Farm House enjoys an exceptionally private and secluded position set within 0.36 acres of magnificent gardens and grounds. The property is approached via a discrete, unadopted track and is set behind a beautiful old brick and ragstone wall.

A set of tall, wrought iron double gates open onto a large gravelled driveway, which provides parking for numerous vehicles and leads to a detached double garage.

This has been sympathetically built with an attractive mellow brick, a concertina sliding door and a slate tiled roof, to ensure it is very much in keeping with The Farm House.

The gardens are mainly laid to lawn and have been planted with an extensive array of mature trees and shrubs, which contribute to the complete privacy and the sense of being within a mature, rural setting.

A sandstone patio runs along the entire rear of The Farm House, opening up into a much larger patio area adjacent to the kitchen/breakfast room, ideal for outdoor entertaining.





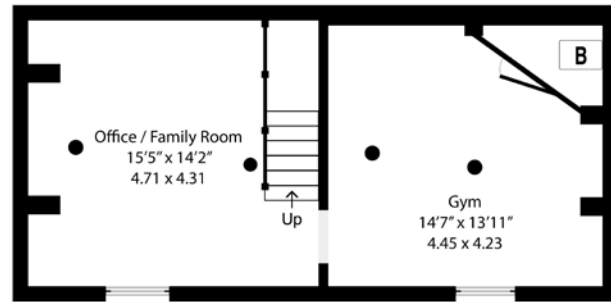




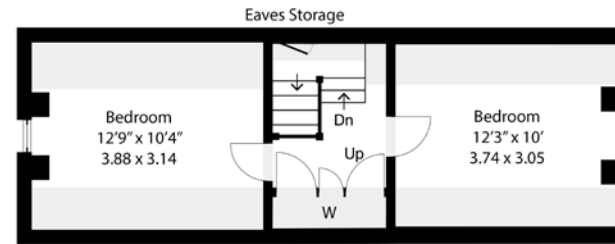






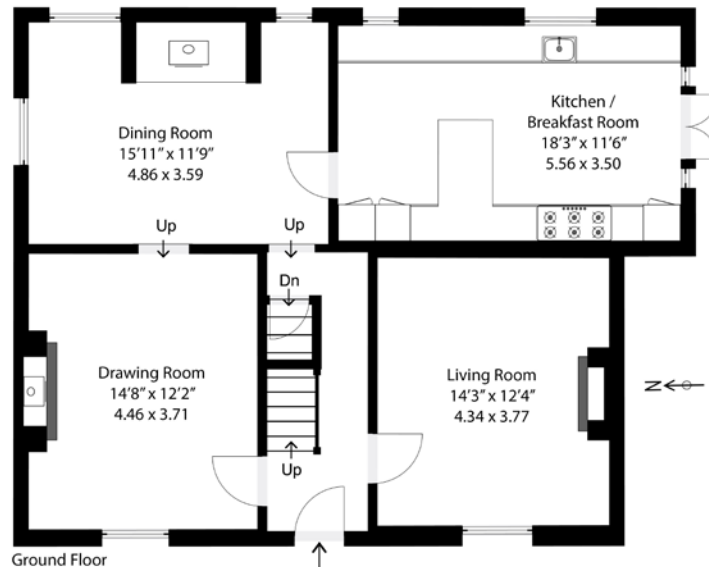
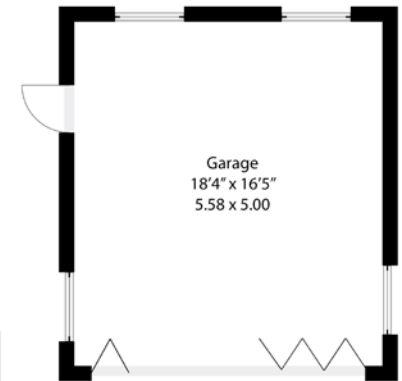


Basement

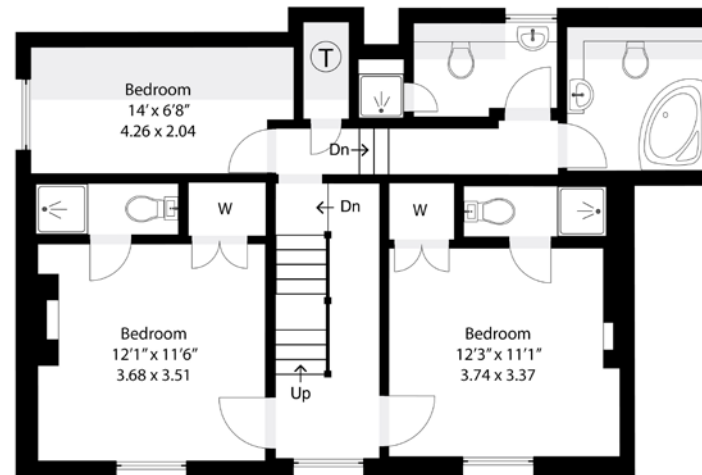


Second Floor

Low Ceiling  
<1.5m



Ground Floor



First Floor



TOTAL FLOOR AREA: 2705 sq. ft (252 sq. m)  
HOUSE: 2354 sq. ft (219 sq. m)  
GARAGE: 351 sq. ft (33 sq. m)



EPC RATING  
E



COUNCIL TAX BAND  
G



GENERAL INFORMATION  
The property is served by mains gas and mains drainage.

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

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