



Freehold



Scragged Oak House, Scragged Oak Road, Detling, Maidstone, ME14 3HJ

- Substantial Detached Extended Residence
- Significantly Renovated To An Exceptional Standard
- Over 2800 Sq.Ft Of Creatively Designed Accommodation
- Thoughtful Architecture & Fine Craftmanship
- Four Bedrooms & Three Luxury Bathrooms
- 35 Ft Kitchen Breakfast Room, Walk-in Pantry & Utility
- Double Garage With Opportunity To Convert STPC
- Set Within Approx Two Acres With Barn Style Storage & Office

SITUATION:

Detling is a charming village situated just to the north of Maidstone, the county town of Kent. It lies within the picturesque landscape of the Kent Downs Area of Outstanding Natural Beauty (AONB), which means that it offers stunning views of the surrounding countryside. One of Detling's notable landmarks is Detling Hill, a prominent ridge offering beautiful views over the Weald of Kent. The village itself is home to several historic buildings, including the St. Martin's Church, which dates back to the medieval period. Detling is also known for its proximity to Detling Showground, a large event venue that hosts a range of agricultural and other events throughout the year, attracting visitors from across the region. The village is well-connected by road, with easy access to the M20 and M2 motorway, making it an attractive location for commuters to Maidstone, the coast and London. The surrounding area offers opportunities for outdoor activities such as walking and

cycling, thanks to its location in the Kent Downs, a haven for nature lovers.

Maidstone is just a few miles away and one of the main urban centres in the southeastern part of England. Situated along the River Medway, it is a historic town with a rich heritage and a variety of attractions. Maidstone is also home to the medieval Leeds Castle, which is located just outside the town. Leeds Castle, often referred to as the "loveliest castle in the world," is one of Kent's most famous tourist attractions, drawing visitors with its impressive architecture and beautiful grounds.

Maidstone has a bustling town center with a mix of shopping, dining, and entertainment options. The town is also known for its vibrant cultural scene, including the Hazlitt Theatre and the Maidstone TV Studios. In addition to its historical and cultural offerings, Maidstone boasts green spaces such as Mote Park, a large public park with lakes, woodlands, and sports facilities.



A substantial, detached residence, significantly renovated and occupying approximately 2 acres of beautiful grounds and overlooking rolling countryside and enchanting woodland, Scragged Oak House dates back to the 1930s, it was originally two farmworker cottages, it was later reconstructed into a single home using many of the original materials.

The current owners have an eye for detail and a flair for interior design. They have creatively extended the property with a high level of architectural precision, resulting in over 2,800 sq. ft. of thoughtfully designed living space, in addition to a double garage and several outbuildings.

The finish is exemplary, showcasing a meticulous level of craftsmanship and the use of fine materials. The end result is a harmonious blend of traditional architecture and an abundance of modern living space. The property features luxurious bathrooms, a beautifully designed kitchen, and bespoke joinery throughout. Every effort has been made to ensure the



home operates efficiently, combining state-of-the-art technology, including a Rako lighting system, smart zoned central heating, electric blinds, and full security. Solar panels, triple glazing, and high levels of insulation contribute to reduced energy consumption and an eco-friendly lifestyle.

Externally, the property's façade is particularly striking, with exposed brickwork, pale render, and newly installed Residence triple-glazed windows. The oak front door, framed by a pillared canopy, creates a welcoming entrance. Inside, the home is rich in character, with exposed beams, inglenook fireplaces, and a handcrafted oak staircase, complemented by traditionally styled latch-key doors and a bold palette of Farrow & Ball and Little Greene décor.

An entrance hall sits centrally to two reception rooms: to the left, a playroom; and to the right, a dual-aspect sitting room with exposed beams, a bespoke bookshelf, and a wood-burning stove set within an inglenook fireplace beneath an oak bressummer.

The 35 ft kitchen-breakfast room forms part of the extension at the rear of the property, overlooking the garden through vast glazing. The kitchen has been thoughtfully designed with bespoke units and a handcrafted stone curved island, all finished with quartz stone worktops. The handsome electric Aga sits centrally, complementing the conventional Neff ovens and several other integral appliances including a Quooker boiling tap. The breakfast table sits at the far end, overlooking the garden and set beneath a large roof lantern. The space is further enhanced by a large walk-in pantry and a well-appointed utility area with a shower room.

The ground floor is completed by an additional reception room with bi-fold doors leading to the sun terrace. This room is accessed via an internal hallway with a fitted dresser. It is currently used as a family living room but could also function as a formal dining area.



The oak staircase with a glass balustrade ascends to a galleried landing, which leads to four bedrooms and a well-appointed family bathroom, fitted with designer brands, including an Aqualisa shower and a Utopia twin-basin unit.

The main bedroom is dual-aspect and features a luxury en-suite bathroom and a second-floor bespoke dressing room, with an expanse of fitted wardrobes and shoe cabinets.

OUTSIDE:

Scragged Oak House is set within approximately 2 acres of beautiful grounds with unspoilt views over rolling countryside and enchanting woodland.

To the front of the house, a gated, sweeping driveway provides parking for several cars and leads to a double garage. Plans have been created to convert the garage into a self-contained annexe, which someone could explore further. Additional information is available.

To the rear of the property, there is a vast sun terrace, which drops down onto an area with a hot tub. The garden is mainly laid to lawn with established shrubs and young trees.

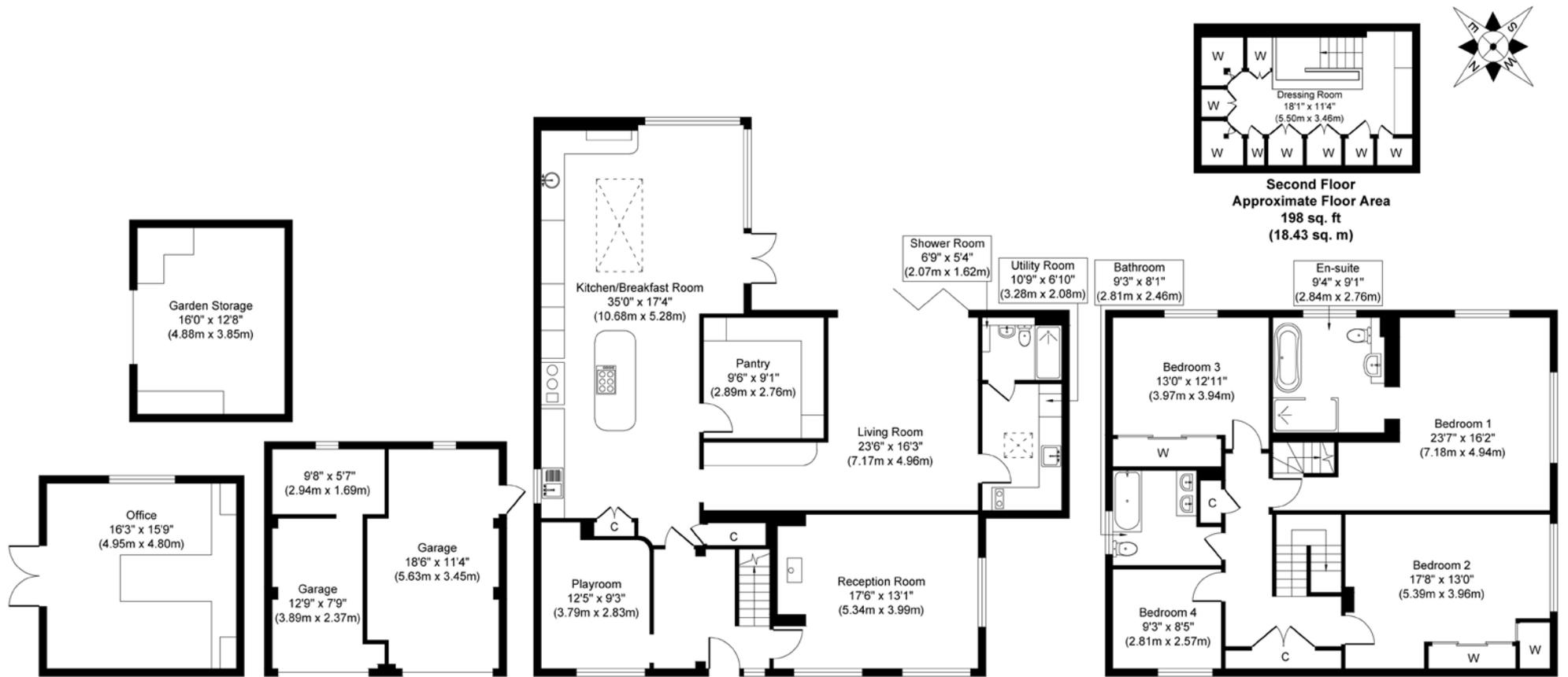
There is a fully insulated home office with built-in solid wood cabinetry. The office has underfloor heating and is fully air-conditioned.

At the foot of the garden, there is a barn-style outbuilding offering plenty of storage, while to the left of the property, there is a large paddock, ideal for keeping horses.









TOTAL FLOOR AREA: 3644 sq. ft (338 sq. m)
HOUSE: 2826 sq. ft (262 sq. m)
OUTBUILDINGS: 818 sq. ft (76 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
G



GENERAL INFORMATION
Private drainage & oil fuelled heating

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

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