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Keepers Farm, Old Ham Lane, Lenham, Maidstone, ME17 2LT

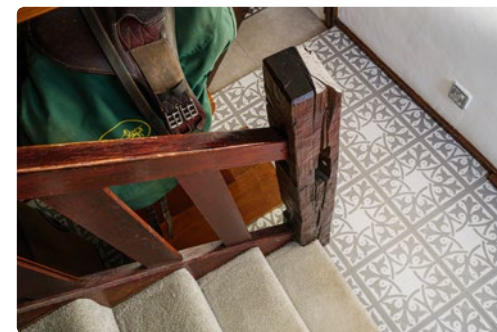
3 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



Keepers Farm, Old Ham Lane, Lenham, Maidstone, ME17 2LT

- Enchanting Grade II Listed Detached Cottage
- Flourishing In Period Features & Original Charm
- Three Bedrooms & A Well Appointed Family Bathroom
- Two Characterful Receptions With Inglenook Fireplaces
- Bespoke Kitchen With Granite Works Tops & Large Island
- Open Plan Living Area Overlooking The Grounds
- An Exceptional Array Of Equestrian Facilities
- Occupying 2.89 Acres Of Paddocks & Grounds



SITUATION:

The property enjoys a semi-rural position on the edge of Lenham Village, which offers an attractive selection of independent shops, quaint cafés, and traditional public houses centred around the village square. Both Lenham and Maidstone provide high-speed rail links into London, with journey times of just over an hour.

Nearby, the village of Leeds is home to the magnificent Leeds Castle. Over 900 years old and set within more than 500 acres of stunning park-like grounds, it is renowned as "the loveliest castle in the world" and draws visitors from across the globe.

Maidstone, the county town, lies less than eight miles from Harrietsham and offers an extensive range of high-street shopping, including a number of major department stores. The town also boasts excellent recreational facilities and several outstanding secondary and independent schools.

The charming market town of Faversham, approximately 12 miles away, features a vibrant mix of high-street shops and independent retailers lining its attractive high street and bustling market square. The town also offers superb leisure amenities, including both indoor and outdoor swimming pools, a cinema, a large park and recreation ground, a museum, and numerous pubs and restaurants.

Further afield, Ashford provides additional leisure and retail opportunities. Eureka Park hosts a variety of restaurants, as well as Bannatyne Health Club & Spa, Cineworld, and a Travelodge. The McArthurGlen Designer Outlet—around an 18-minute drive—is currently undergoing significant expansion, set to double the size of this already major shopping destination.



DESCRIPTION:

An enchanting Grade II listed detached cottage set within an enviable rural location, Keepers Farm occupies approximately 2.89 acres of formal gardens and paddocks, complemented by an exceptional array of equestrian facilities.

Dating back to the 14th century, the property is rich in period charm, showcasing exposed beams, latch-key doors, and impressive inglenook fireplaces. The current owners have enhanced the home with a bespoke kitchen, fine craftsmanship, exquisite joinery, and tasteful décor throughout.

The exterior features a harmonious blend of pale render, neatly pointed brickwork, Kent peg tile roofing, hung tiles, and replicated UPVC leaded windows. A handsome original front door sits centrally, approached via a pathway from the main road.

A gated driveway leads to an additional entrance, opening into an Amtico-tiled

hallway with cloakroom and staircase to the first floor. To the right lies a charming dining room with a stove nestled beneath a dark wood bressummer beam.

The sitting room exudes character, adorned with rich beams and an exposed brick fireplace housing a wood-burning stove.

Between the two reception rooms, the original entrance has been creatively repurposed into a cosy study area.

To the rear, a stunning open-plan kitchen and breakfast room features vaulted ceilings and views across the gardens and paddocks.

This entirely bespoke kitchen, handcrafted by Christies Kitchens, boasts granite worktops, a substantial island with breakfast bar, Shaws sink, integrated appliances, and a double range stove with Aga fridge-freezer set within custom cabinetry.

The space is further complemented by a useful utility/boot room which also provides access to the grounds.

Upstairs, there are three bedrooms and a well-appointed family bathroom, with the main bedroom benefitting from a walk in dressing room which could be converted into an ensuite.

OUTSIDE:

Keepers Farm sits within 2.89 acres, with the option to purchase a further 2 acres. The equestrian facilities are extensive, including six stables, a sand school, hay barn, tack room, and multiple paddocks. The current owners run a small livery for long-standing clients in addition to housing their own horses on the property. The surrounding gardens are immaculate, featuring beautifully maintained lawns, inviting split level patio areas for alfresco dining, and a large gated driveway with a barn-style carport.

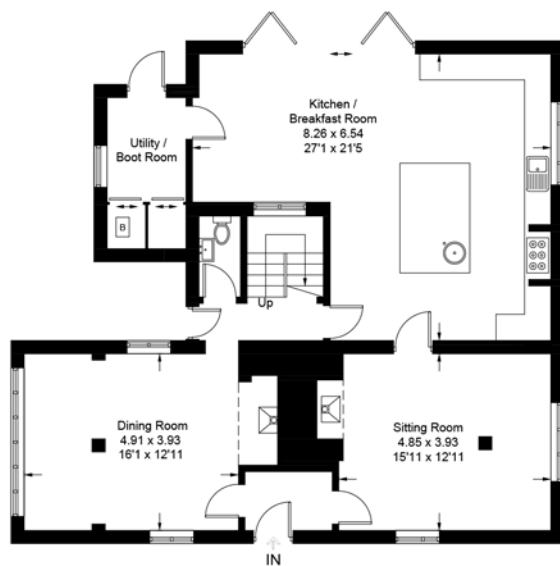




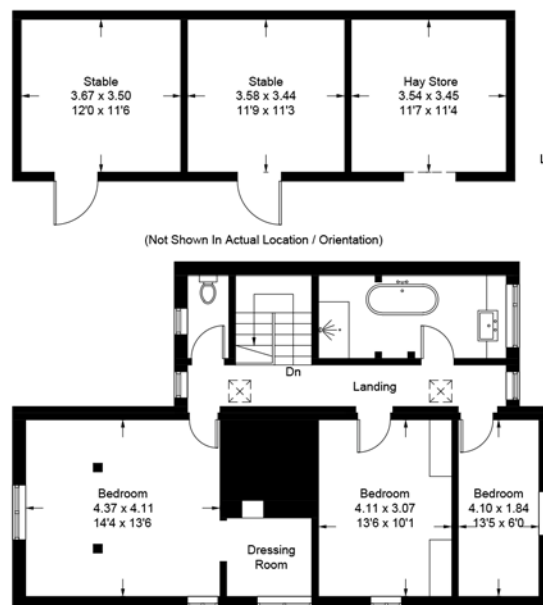




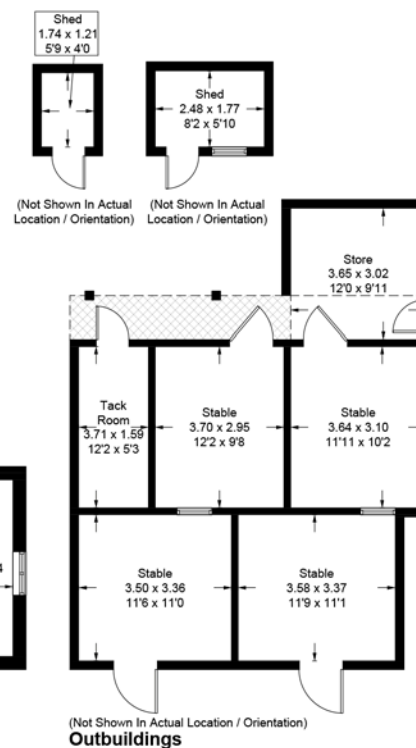




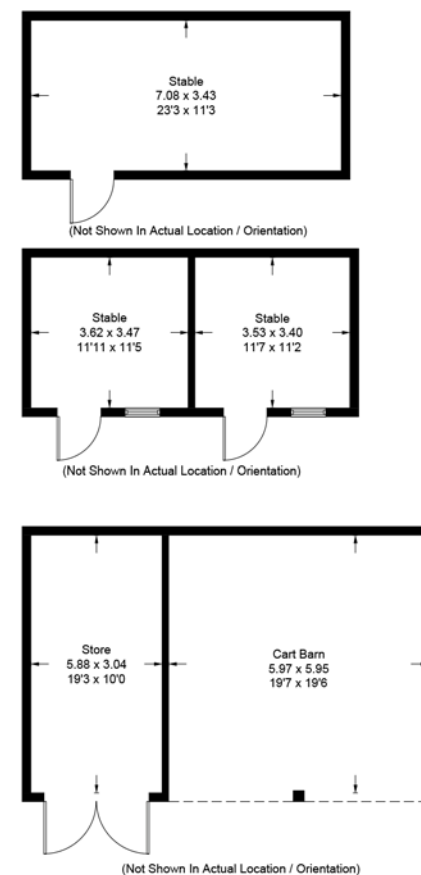
Ground Floor - 112.2 sq m / 1208 sq ft



First Floor - 71.7 sq m / 772 sq ft



Outbuildings



TOTAL FLOOR AREA: 3737 sq. ft (347 sq. m)
HOUSE: 1980 sq. ft (184 sq. m)
OUTBUILDINGS: 1757 sq. ft (163 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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