



Bells Farm
Heniker Lane | East Sutton | Maidstone | Kent | ME17 3EB

FINE & COUNTRY

Seller Insight



This stunning, immaculate, family home sits amidst its own large acreage of land surrounded by fabulous Kentish countryside. A home full of character, style and elegance which has been the much loved family home for its present owners since 1989.

The owners were in temporary accommodation whilst searching long and hard for their new family home until one day, whilst driving in the area, one of the owners saw this lovely house with its For Sale sign displayed. It was not possible to view the house until later but, immediately on entering the house, they knew their search was ended; further underlined on moving day when in the evening all that could be heard were the sounds of church bells and lambs bleating in the meadow.

Parts of the house date back to the 1600s but it has been meticulously cared for throughout its years. With its beams and exposed timbers, it reflects its historic past, but melds charmingly with the newer part of the house, added by previous owners. Accommodation is generous with a highly practical and flexible layout which provides many options on its use. The house also contains several intriguing features, one being a spiral staircase in the newer part of the house which leads up to the self-contained guest suite, whilst the kitchen contains an original pantry, together with a useful boot room. First and foremost, it has been a much adored family home and one which loves to welcome friends and family to share the many social gatherings and celebrations held through the years.

The garden, with its lawns, herbaceous border and stream running through, compliments its surrounding and is certainly a garden in which to switch off and appreciate the seasons unfolding. Also, a space in which to enjoy relaxed dining with friends and family. In addition, there are outbuildings mainly utilised as storage, but they have enormous potential.

Everything is conveniently close, with an exceptional choice of schools. It is so easy to travel by train into the capital and the road network is excellent. The channel ports are easy to access, and it is so easy to enjoy a trip onto the continent via Le Shuttle.

*This home in such a location has been a joy to live in for so many years and it will be with heavy hearts when the owners say farewell to their brilliant home. However, it has now outgrown their needs and they are moving to be closer to their family.**

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Bells Farm

Bells Farm: Where Timeless Elegance Meets Contemporary Comfort

Fine and Country present Bells Farm, nestled amidst four acres of enchanting grounds, this unique home proudly stands as a Grade II family residence, where timeless elegance meets contemporary comfort, boasting four/five-bedrooms this inspired sanctuary offers not just a home but an appealing lifestyle, with numerous outbuildings there is great potential for development, while idyllically surrounded by the picturesque beauty of the Kentish Countryside.

Heritage & Craftsmanship:

The story of Bells Farm begins centuries ago, with its origins believed to trace back to the 1600s, the historic character is evident in the graceful front elevation with attractive weatherboarding, complemented by the mellow brick additions to the rear of the home, added in the 1970s. Inside, the heritage is tastefully preserved and thoughtfully enhanced, creating a residence that pays homage to its past while embracing the present.

Inviting Spaces For Every Occasion:

As you step inside, you'll be greeted by light and spacious rooms, an ideal canvas for creating cherished memories with friends and family. This home effortlessly balances open spaces perfect for entertaining with intimate areas designed for relaxation and reflection. Every corner tells a story, with leaded light windows, ancient beams and inglenook fireplaces providing a warm and inviting atmosphere. A boot room adds a practical touch, ensuring that muddy wellies and dog paws are no inconvenience.

Culinary Delights and Dining Grandeur:

The heart of the home is the large kitchen/breakfast room, a space adorned with bespoke cabinetry, a generously sized pantry and Aga, perfectly blending modern convenience with classic charm, while an external utility room caters to everyday needs. The imposing formal dining room invites you to host more formal gatherings, while a double-aspect reception room with French doors connects seamlessly with the delightful formal garden. A second reception room/snug and a study cater to various lifestyles, making this residence as versatile as it is elegant.

Private Sanctuaries:

Ascending the staircase, the first floor unveils three double bedrooms, served by an opulent family bathroom. The principal bedroom boasts a double aspect and an exposed brick feature fireplace, exuding character and comfort. The adjacent dressing room or fifth bedroom, as per your preference, adds versatility. A generous fourth bedroom awaits on the second floor, while the guest-suite, complete with luxurious en-suite facilities, offers a secluded retreat accessed via its own spiral staircase.





Step outside

Bells Farm

Enchanted Gardens & Grounds:

Bells Farm is more than a residence, it's an oasis of natural beauty. Set amidst meticulously manicured formal gardens with two paddocks, extending across approximately four acres, it's a canvas that celebrates the changing seasons. An enchanting stream meanders through fine lawns, shaded by mature specimen trees. Prolifically well-stocked flower beds showcase herbaceous plants and assorted roses, filling the air with their sweet fragrance.

Opportunities Await:

Additional outbuildings comprised of two barns, boast over 2,600 square feet of versatile space, offering exciting potential for development into annexed accommodation (subject to acquiring planning permission) or for those with car or motorcycle collections, complete with separate road access.

Garaging & Parking:

Secure parking is assured with a detached double garage, while a substantial sweeping driveway accommodates numerous vehicles with grace, featuring a large turning circle.

Location & Lifestyle:

Bells Farm is enviably situated in a private and serene setting, yet offers convenient access to some of the regions finest schooling, with a wealth of amenities within easy reach. Sutton Valence and its surrounding parish is a quite stunning location that sits to the south of Maidstone in an elevated position affording far reaching and inspirational views across the Weald. Local amenities in the area include village shops, a beautiful church, two hairdressers, two well regarded public houses, a doctor's surgery, playing fields, the village hall, two local golf courses and local fuel stations. The nearby village of Headcorn affords a more comprehensive range of shopping facilities and

eateries, while the county town of Maidstone with it's array of attractions is also conveniently located just a short drive away.

For those requiring schooling facilities, the renowned Sutton Valence private school is very close by, as is a private preparatory school for younger children. A wide range of state primary and secondary schools can be found in the area. In addition Maidstone offers a choice of selective Grammar Schools

The location also benefits from having excellent transport links, there is a choice of mainline stations within a short drive - typical journey times to central London are approximately one hour. Additionally, the motorway network is comfortably close with the M20 providing easy access to London, the Channel Ports, the Channel Tunnel terminus at Cheriton and the high speed rail terminus at Ashford.

Freehold
Council Tax Band G
EPC Rating F

Standard Broadband and Superfast Fibre Broadband are available at the property for more information please look online

For mobile phone coverage in this area please look online

Neighbouring farmer has tractor access along far side of one field

Services Connected Electric / Mains Water / Cable Tv or Satellite / Phone / Broadband

Drainage is via private cesspool - Unknown if this complies with current legislation - Professional advice should be sought





Heniker Lane, East Sutton, Maidstone, ME17

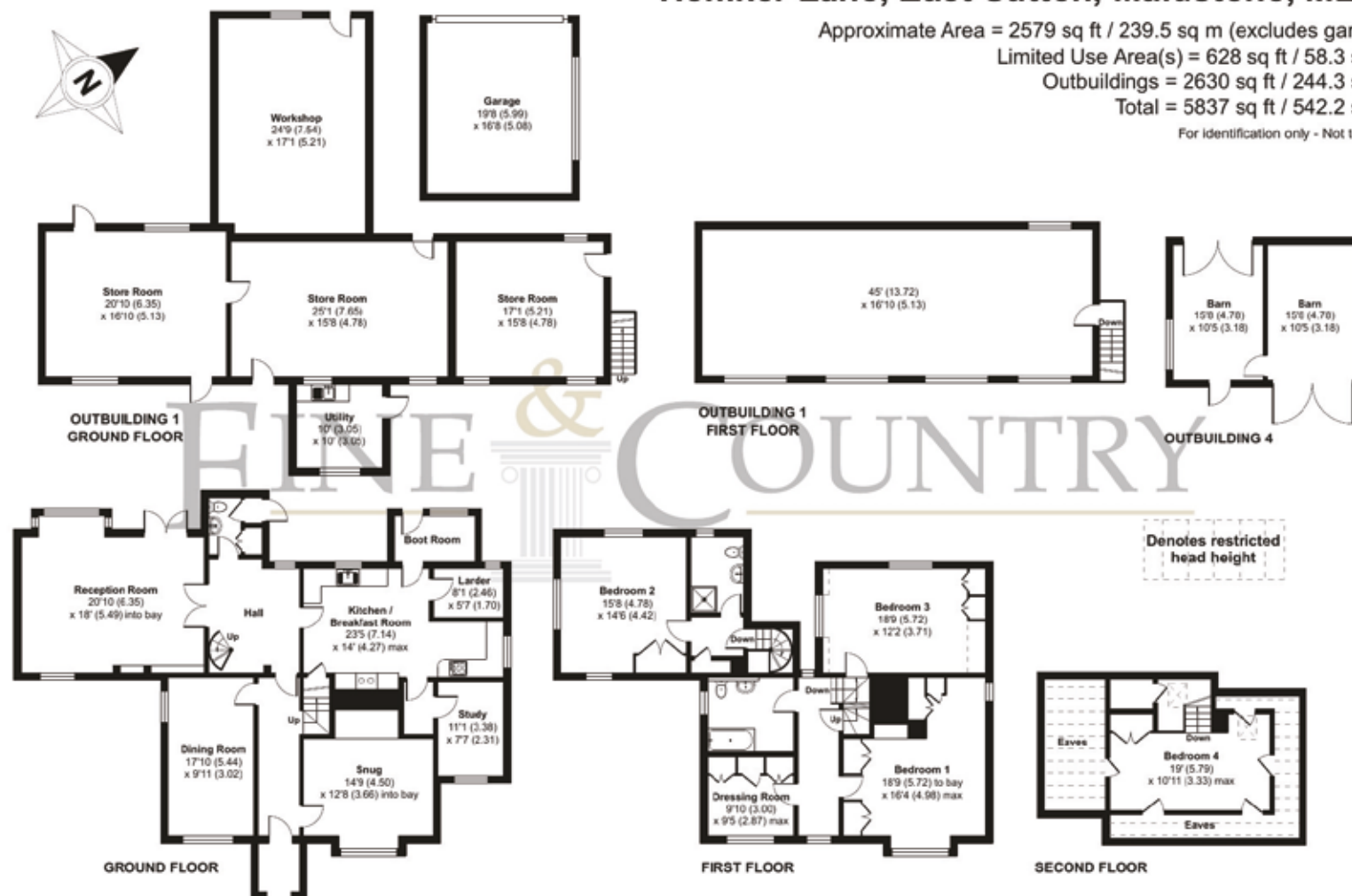
Approximate Area = 2579 sq ft / 239.5 sq m (excludes garage)

Limited Use Area(s) = 628 sq ft / 58.3 sq m

Outbuildings = 2630 sq ft / 244.3 sq m

Total = 5837 sq ft / 542.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Fine & Country. REF: 1030399

Guide price £1,250,000 - £1,350,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 16.12.2024





Fine & Country
Tel: +44 (0)1732 222272
westmalling@fineandcountry.com
28 High Street, West Malling, Kent ME19 6QR

