



Cherry Tree Farm  
Cross Drive | Kingswood | Maidstone | Kent | ME17 3NP

FINE & COUNTRY



# Step inside

## Cherry Tree Farm

Fine and Country are delighted to introduce Cherry Tree Farm, idyllically nestled within beautifully landscaped grounds, this remarkable home radiates both warmth and sophistication from the moment you arrive. The grand entrance hall, with its vaulted ceiling and refined oak details, sets a distinguished tone, welcoming you into an elegant residence designed for both relaxation and exceptional entertaining.

Step into the open-plan living area, where the spacious dining and reception rooms provide the perfect backdrop for hosting memorable gatherings. A separate, intimate lounge invites quiet reflection. At the heart of the home is a bespoke kitchen, masterfully crafted and complete with premium appliances, ensuring style and functionality. A well-positioned utility room and downstairs cloakroom offer additional convenience.

The ground floor is also home to four adaptable rooms, including one currently used as a study, offering flexibility to suit varied needs. Two stylishly appointed bathrooms ensure every comfort for family and guests alike.

The first floor reveals a lavish principal suite with its own dressing area, luxurious en suite bathroom, and a private balcony, creating a secluded retreat with beautiful garden views. Two additional double bedrooms provide further space and versatility.







# Seller Insight

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Cherry Tree Farm is an outstanding family home, and a property that among other things boasts an outdoor swimming pool, a leisure building – complete with hot tub, sauna, endless pool and wet room – as well as a separate home cinema room, all set within five acres of stunning gardens and grounds.

“We’ve owned Cherry Tree Farm since 2000 and we can honestly say that when we initially came across the property we were immediately struck by the peace and quiet of its location,” say the owners. “We have loved how the setting has a very rural feel, and yet at the same time has easy access to good transport links, local schools, shops etc. We also fell for the property’s feeling of privacy and open space, and the many and varied garden and woodland views. We’ve relished being able to step out of the front door and head off on long country walks and have genuinely felt privileged to live here.”

“The house itself began life as a brick-built bungalow, but back in 2009 we added a large extension, creating a first floor with more bedrooms, including a principle that opens onto a balcony with estate views. Within the grounds we added the leisure building and cinema room – we currently have planning permission and foundations in place for a glass vaulted ‘link building’ to connect the cinema to the kitchen – and there are three further outbuildings, including stables that we’ve converted for business use. We’ve also tried to make the property more ecofriendly by incorporating ‘green’ technologies, including an air source heat pump and water solar, which provide both underfloor heating and hot water. Every element of the property has been developed with our growing family in mind, providing flexible accommodation for our changing needs, and we feel that this flexibility could also provide an opportunity for multi-generational living, holiday lets, business or equestrian use... the possibilities are endless.”

“Cherry Tree Farm is a unique property and so versatile. It has ample space for family needs and enjoyment and has allowed us to host so many special celebrations – this summer it was also a photo shoot location for our daughter’s wedding! We feel the property really lends itself to entertaining; it’s the ideal summer party location, with the dining/reception room bi-fold doors bringing the outdoors in, allowing easy access to the pool and leisure facilities, and during the winter we’ll often have friends over and retreat to the cinema room to watch a movie, have a karaoke evening or a quiet game of bar billiards.”

“The garden is another exceptional feature. It wraps around three sides of the house, and at the back flows seamlessly into the pretty meadows and woodland. We created the large patio to include a ‘ha-ha’ and many seating areas, which provide extra entertaining spaces as well as places where we can sit and enjoy the gorgeous views. The garden is also ideal for summer games such as croquet and Kubb, and we create pathways through the meadow so it’s a nice place for a little wander.”

“We’re planning to downsize, so we’ll miss the space and versatility of the house, but most of all we’ll be sad to leave our beautiful mature garden with its stunning outlook. It’s such a special place with so many happy memories, and we’d like to think another family will enjoy it as much as we have over these past twenty-four years.”\*

\* 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 outside

## Cherry Tree Farm

Set across five acres, the grounds offer a private escape. Manicured lawns, an extensive stone terrace for al fresco dining, and an inviting outdoor swimming pool set the stage for outdoor enjoyment, while surrounding paddocks are well-suited for equestrian pursuits or scenic strolls.

For year-round indulgence, the property boasts an indoor leisure suite with oak rafted soaring ceiling, complete with a spa pool, Jacuzzi, sauna, and shower room. An oak-framed cinema lodge nearby, fitted with a kitchenette and shower room, provides a fantastic entertainment space or the option for independent living arrangements, subject to planning. Plans have also been approved for an oak and glass link to connect this cinema lodge to the main house.

Additional features include a three-bay garage and a large garden shed, meeting all practical needs for storage and workspace.

A separate outbuilding, currently serving as a dog grooming studio, presents exciting opportunities, whether for additional accommodation, home office space, an upmarket car/motorbike showroom or flexible guest quarters, ideal for multigenerational living or customised to suit your lifestyle.



### Location

Kingswood is a sought after village on the outskirts of the county town of Maidstone and is just four miles distant from junction 8 of the M20 motorway network providing access to London and the coast. The nearby villages of Sutton Valence, Lenham and Headcorn offer a range of excellent amenities to include gastro pubs, and shopping facilities, with rail links into either Charing Cross or London Victoria stations. Both Sutton Valence and Maidstone have a number of highly regarded schools for all ages.

### Freehold

Council Tax Band G

EPC Rating D (68)

Footpath runs along front of property

Contribution of £10 per month for Cross Drive road maintenance

Services Connected:- Electric / Mains Water / Cable TV or Satellite / Phone / Broadband

Bore hole / storm drain for collection of rain water

Drainage via Private Sewage Treatment Plant - Which is understood to be compliant - Professional advice should be sought

Ultrafast Full Fibre Broadband, Superfast Broadband And Standard Broadband available

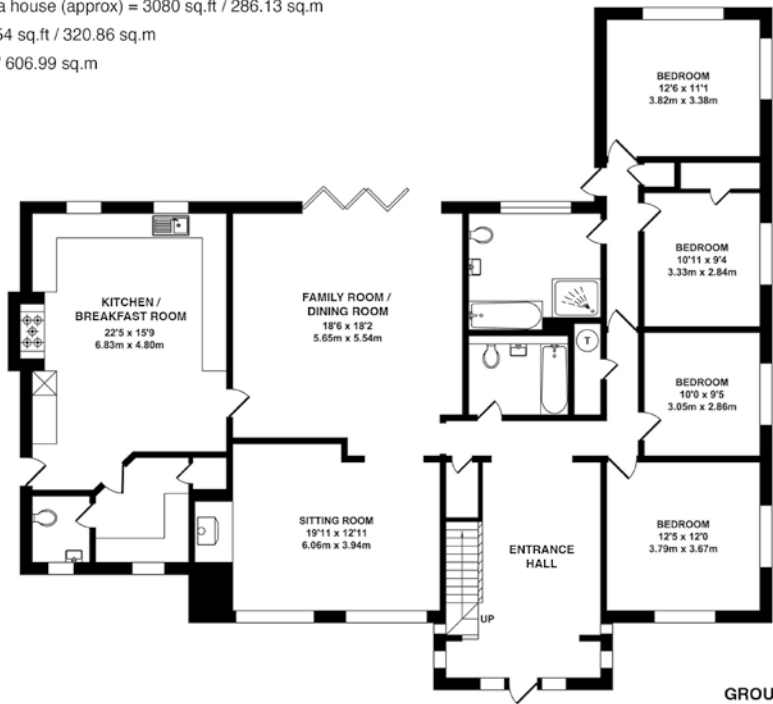
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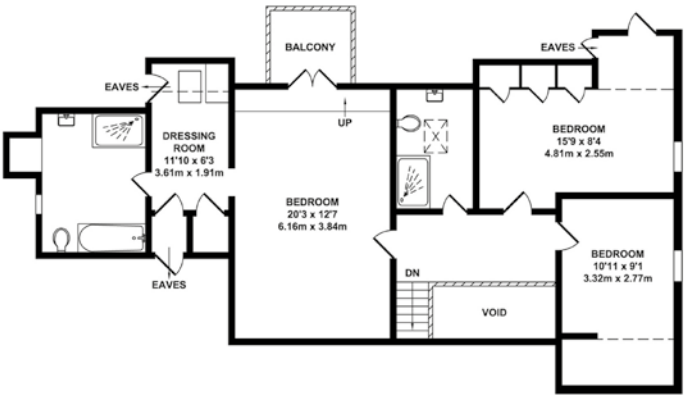


Cherry Tree Farm

Gross internal area house (approx) = 3080 sq.ft / 286.13 sq.m  
Outbuildings = 3454 sq.ft / 320.86 sq.m  
Total = 6534 sq.ft / 606.99 sq.m



GROUND FLOOR  
2113 sq.ft / 196.35 sq.m



FIRST FLOOR  
966 sq.ft / 89.78 sq.m



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Guide Price £1,700,000 – £1,800,000



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