



Scragged Oak Farmhouse
Scragged Oak Road | Detling | Maidstone | Kent | ME14 3HJ

Seller Insight

“This beautiful Grade II listed period farmhouse, which originally dates back to the 17th century, occupies a wonderfully idyllic location in the glorious Kent countryside. “We bought the property ten years ago and I’d say that it was everything about both the house and this gorgeous setting that sold it to us,” says Steve. “It’s beautifully positioned on a quiet country lane, it’s surrounded by really lovely gardens and the house itself is hugely characterful and totally bespoke; you won’t find another one like it. We could also see that it’s a house that could grow with us. It’s really spacious and so the use of a number of the rooms can be adapted and changed depending on the needs of the family... For us it’s been a really fantastic place to call home and we’re going to be really sad to leave.”

“We believe the house began life as a rather modest dwelling, but over time it’s been greatly enlarged and sympathetically modernised by previous owners. However, it was all a little bit unloved when we came here so over the past few years we’ve done a huge amount of work to breathe new life into it. We had the kitchen refurbished, decorated throughout, laid new carpets... We’ve transformed the place, essentially creating a really lovely marriage of modern living and 17th century character and charm, and it’s now in great condition so ready for the new owners to simply move in and enjoy living here – and I’ve no doubt that they will.”

“The garden is another gorgeous feature of the property, and it was wonderfully mature when we came here so we’ve had to do very little to it. We have open lawns where the children can have a good kick about, lots of lovely places to sit out and relax, and tucked away amongst the trees we have a huge fenced pond that’s an absolute haven for wildlife. The whole property is screened by tall trees and hedges so we enjoy complete privacy; it’s a real slice of paradise.”

“The dining room is probably the most impressive room in the house. It’s a vast space and it features a really stunning vaulted ceiling. It’s an amazing room to entertain in, and in the summer months we can fling open the French doors and create a lovely feeling of connection between inside and out.”

“The location is absolutely superb. Our immediate surroundings are very rural so it’s picturesque and we enjoy utter peace and tranquillity. However, we’re only a ten-minute drive from the M2 & M20 motorways, fifteen minutes from Maidstone, and from Ebbsfleet station it takes just nineteen minutes to travel into London so it’s an ideal spot for a commuter.”

“Another huge selling point is the property’s proximity to Bredhurst Primary School, which is Ofsted Good and therefore lots of people move to the area just to get a place there. We’re in the catchment area so all in all it’s a fabulous place to raise a family.”

“The peace and tranquility of this gorgeous setting, that’s what I’ll miss most when we leave,” says Steve. “The house is absolutely gorgeous, but it’s the environment that sets it apart. I don’t think there can be too many places quite this lovely.”*

* 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

Scragged Oak Farmhouse

This quite charming Grade II Listed farmhouse stands enviably within wonderfully mature gardens in the idyllic Kentish countryside, while contemporary interiors compliment the huge character of this 17th century family home beautifully.

Scragged Oak Farmhouse represents a uniquely attractive family residence with near 3,500 sq/ft of extremely versatile living accommodation, which if so required, could easily be configured with a ground floor annexe.

Step inside

Elegant period features abound, with exposed beams, a vaulted ceiling to the dining room and a number of imposing fireplaces exhibiting log burners, yet the benefits of modern convenience can be enjoyed with a state-of-the-art contemporary kitchen and luxurious bath / shower rooms.

The ground floor is further comprised - large sitting room, dining room, playroom, games room / gym, study, pantry, utility / boot room, two shower rooms and separate W.C.

Two staircases serve the first floor, with a generously sized principle bedroom with an en-suite bathroom. The four remaining bedrooms are served by a characterful family bathroom, which also offers a Jack & Jill configuration and the option of en-suite facilities to bedroom five.







Step outside

Scragged Oak Farmhouse

Idyllically nestled within its own charming, secret like gardens of approximately 0.4 of an acre including a fenced pond area. Privacy assured within borders comprised of mature hedging and stunning specimen trees, with lawn and patio area in which to relax, unwind and enjoy with friends and family.

Parking

Beyond a five-bar wooden gate, a large driveway dressed in fine shingle affords parking for several vehicles while an oak-framed carport provides sheltered parking

Location

Scragged Oak Farmhouse enjoys the benefits of a rural position, ideal for those who enjoy the rolling landscapes the region offers, with a variety of walks and superb village pubs to explore and enjoy. Detling is located just twenty minutes distant by car from Maidstone town centre and is by-passed by the A249 which provides access to the M20 and M2 motorway networks. Detling has a Grade I Listed church, a Tudor gateway which has stood since the time of Henry VIII, a cricket club and a superb public house/restaurant. Maidstone town centre has a wide range of amenities including, shops, restaurants, leisure facilities and schools, as well as easy and quick access to the two mainline train stations. In addition High Speed 1 provides fast links between London and the Channel Tunnel.

Freehold

Council Tax Band G

EPC Rating E

For mobile phone coverage in this area please look online

Vendor uses Starlink Broadband

Utilities available: - Mains Electric / Mains Water / Cable Tv or Satellite / Phone / Starlink Broadband / Oil

Private drainage via private cesspool, which is understood to meet current regulations



OIEO £1,000,000

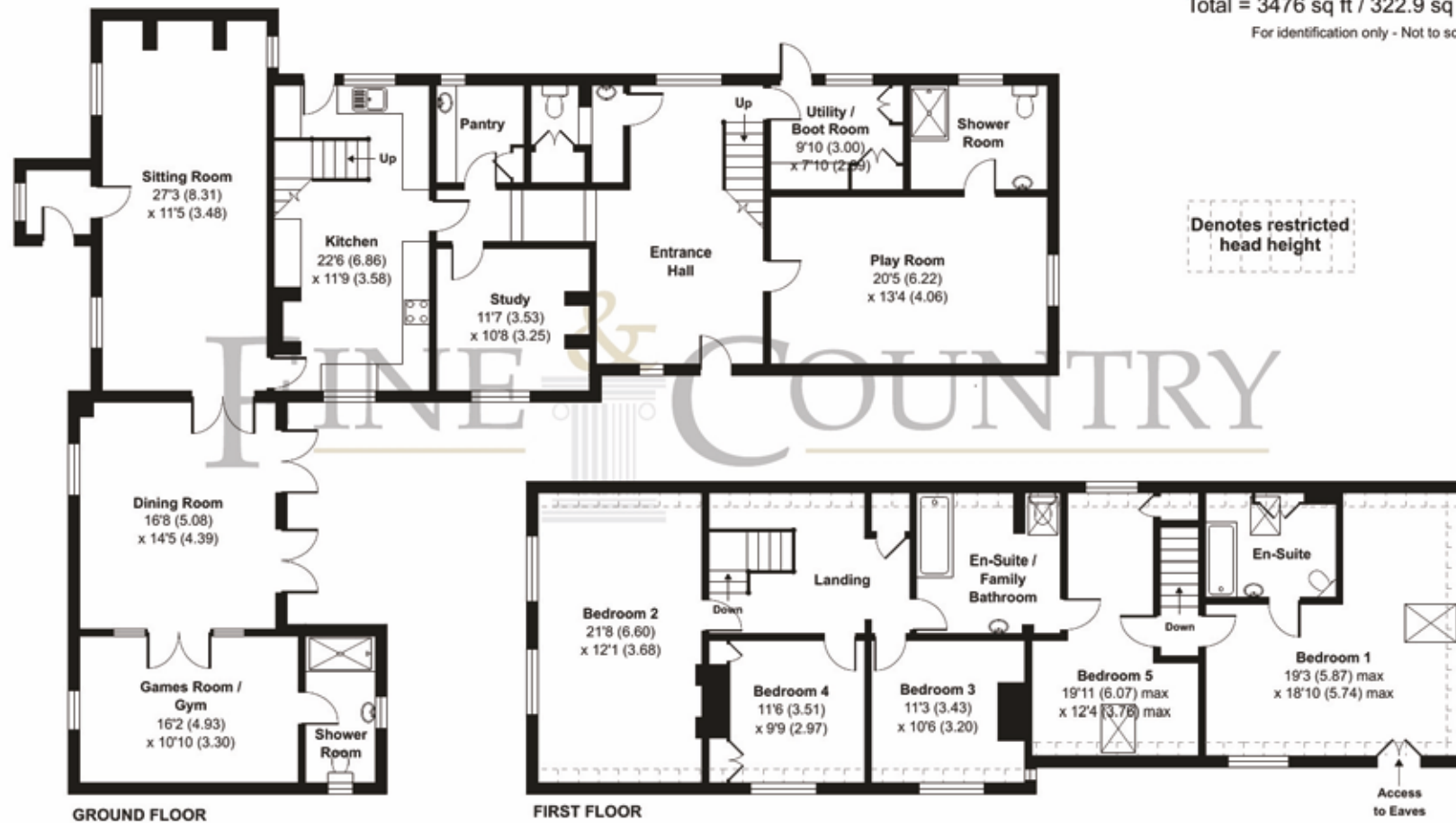
Scragged Oak Road, Detling, Maidstone, ME14

Approximate Area = 3322 sq ft / 308.6 sq m

Limited Use Area(s) = 154 sq ft / 14.3 sq m

Total = 3476 sq ft / 322.9 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). ©richecom 2022. Produced for Fine & Country. REF: 820061



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 © 2025 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



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