



Appleby Farm
Mundy Bois Road | Egerton | Ashford | Kent | TN27 9EU

Seller Insight

“A stunning and spacious family home in the picturesque village of Egerton. Standing on the much loved Greensand Ridge it benefits from all that the beautiful Weald of Kent has to offer and has been a cherished home for Michael and Lucy since 2022.

“It’s the perfect location. We have the best of both worlds. Peaceful and relaxed country life but with the convenience of modern amenities. Kent deserves to be called the Garden of England and we are absolutely spoilt for choice of fabulous walks in stunning countryside.”

“Michael has had a long and accomplished career in construction so we immediately set about updating and extending what was already a great house. We wanted to offer our grown-up children a home away from home where they could escape the pressures of London life and enjoy quality time. We needed plenty of space for everyone to stay comfortably. With this in mind, we designed a beautifully crafted kitchen with a 3 metre island around which the whole family can sit and with bi fold doors that seamlessly connect to the outside and an inviting terrace. We cook together, we eat together and reconnect.”

“The terrace leads to a bigger seating area surrounded by a large garden and bordered by a 5 bar gate which opens onto our buttercup filled field with uninterrupted views beyond. So lovely! A sanctuary for anyone who loves nature and wildlife.”

“Michael’s favourite place would be either of his double garages. A self confessed closet carpenter and complete petrolhead, he has more than enough space to indulge in all of his hobbies and passions. So important as he commutes to London all week long. He sometimes takes the Ashford high speed or one of the many trains into London from nearby Headcorn.”

“Our weekends are precious and so we make the absolute best of them and often jump in our classic car and drive out to Margate or Rye on the Kent coast or we might visit one of the many historic castles and their gardens. Sometimes, we just want to walk two minutes up the road to our friendly local pub and enjoy the views.”

“We have adored living here and are proud of what we have achieved. We are staying in the area and starting a new renovation. It’s time to let another family make cherished memories at Appleby.”*

* 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

Appleby Farm

Fine & Country presents Appleby Farm, an elegant, detached country residence extending to approximately 3,600 square foot, nestled within 2.64 acres of beautifully established grounds on the edge of the highly regarded village of Egerton. Beautifully configured for modern family living, this impressive home combines refined contemporary interiors with timeless character, offering six double bedrooms, exceptional reception space and a wonderful sense of privacy. From the stunning open plan kitchen and family room to the parkland style gardens beyond, Appleby Farm delivers an effortless countryside lifestyle without compromise.

A welcoming reception hall creates a wonderful first impression and sets the tone for the beautifully presented accommodation beyond. Thoughtfully designed around the demands of modern family life, the ground floor offers a seamless balance between open plan living and more formal entertaining spaces.

Undoubtedly the heart of the home is the magnificent kitchen, dining and family room, a light filled and sociable space where family and friends naturally gather. Hand crafted Shaker cabinetry is complemented by granite work surfaces and a comprehensive range of integrated appliances, creating an environment equally suited to everyday living and culinary creativity. The informal lounge area is centred around a charming log burner, providing a warm focal point during the cooler months, whilst bifold doors frame views of the gardens and open directly onto the terrace, effortlessly connecting indoor and outdoor living.

Supporting this exceptional space is a substantial utility room, providing practical day to day functionality, whilst a separate formal dining room – currently used as a study, offers the perfect setting for entertaining and family celebrations alike.

The principal reception room provides an elegant retreat from the hub of the home. Enjoying a triple aspect outlook, the room is bathed in natural light throughout the day and benefits from French doors opening directly onto the gardens, creating a peaceful setting in which to relax and unwind whilst enjoying the surrounding landscape.

The first floor continues to impress with six generously proportioned double bedrooms, offering flexibility for growing families, visiting guests or those requiring dedicated home working space. The principal suite has been thoughtfully designed to create a luxurious sanctuary, flowing effortlessly from the bedroom through to a dressing area and into the beautifully appointed en suite bathroom, complete with a freestanding bath, twin wash hand basins and a walk in shower enclosure.

A second bedroom benefits from its own en suite bathroom featuring both a bath and separate shower, whilst the remaining bedrooms are served by a stylish family shower room. The overall arrangement offers both practicality and comfort, ensuring the home functions as beautifully as it presents.





Step outside

Appleby Farm

Appleby Farm is idyllically nestled within approximately 2.64 acres of grounds and gardens, creating a private and secluded oasis surrounded by the beauty of the Kent countryside. The parkland style grounds are predominantly laid to expansive lawns interspersed with mature specimen trees, providing colour, structure and privacy throughout the seasons.

Immediately adjoining the kitchen and family room is a substantial stone sun terrace, perfectly positioned for outdoor entertaining. Whether hosting summer gatherings, enjoying al fresco dining beneath the pergola or simply relaxing with a morning coffee overlooking the grounds, the gardens provide an exceptional extension of the living space and a lifestyle rarely found.

The property is blessed with extensive off road parking, complemented by an attached double garage providing secure parking and storage. A substantial detached outbuilding, currently utilised as a workshop, further enhances the versatility of the property. Both the garage and workshop offer exciting future potential for ancillary accommodation, home office facilities or multi generational living arrangements, subject to the necessary consents.

Appleby Farm occupies a delightful rural yet accessible position on the fringes of Egerton, one of the Weald of Kent's most desirable villages. Renowned for its strong sense of community and picturesque surroundings, the village offers a well regarded primary school, village hall, sports facilities, historic church, public house and a vibrant calendar of local events and societies.

Nearby Headcorn provides a wider range of everyday amenities including supermarkets, independent shops, cafés, restaurants and regular rail services, whilst the thriving market town of Tenterden lies approximately eleven miles away and offers extensive shopping and leisure facilities. For commuters, Ashford International Station, provides High Speed services to London St Pancras in around 37 minutes, whilst the M20 offers convenient access to London, the wider motorway network, and the Kent coastline.

Location

The area is also exceptionally well served by a selection of highly regarded grammar, state and independent schools, making it a particularly attractive location for families seeking a balance between countryside living and connectivity.

Freehold

Council Tax Band G

EPC Rating D

For mobile phone coverage in the area please look online

Ultrafast Fibre Broadband is available at the property, for more information please look online

Utilities:- Electric / LPG / Mains Water / Cable TV or Satellite / Phone / Broadband

Drainage is via private septic tank, which is understood to be compliant - professional advice should be sought

The property has been underpinned to the side and front caused by clay shrinkage exacerbated by foliage. A

Certificate of Structural Adequacy has been obtained.

£1,550,000



Appleby Farm, Mundy Bois Road, Egerton, Ashford, TN27

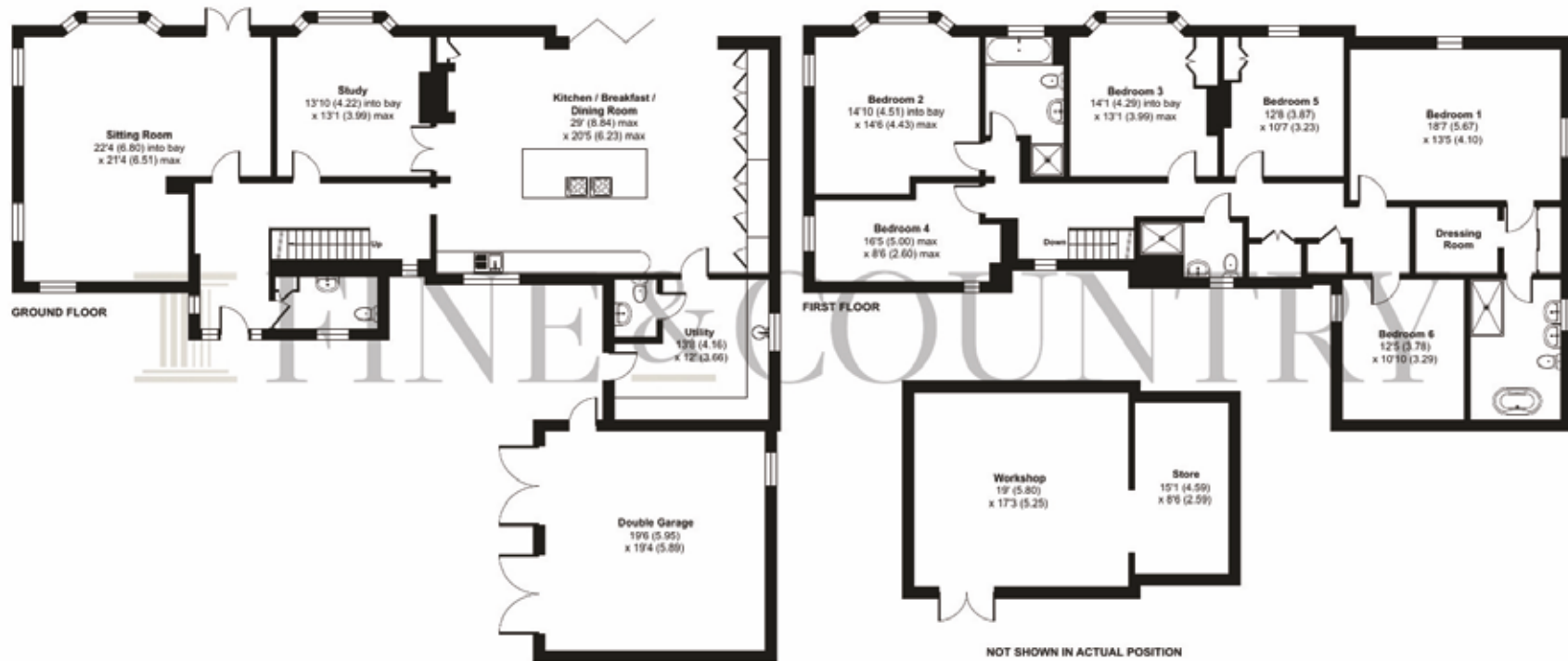
Approximate Area = 3250 sq ft / 301.9 sq m

Garage = 377 sq ft / 35 sq m

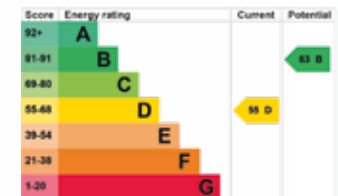
Outbuilding = 461 sq ft / 42.8 sq m

Total = 4088 sq ft / 379.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fine & Country (Kent). REF: 1478940



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

