



Sweepstakes Farm
Lower Hartlip Road | Hartlip | Kent | ME9 7TU

 FINE & COUNTRY

SELLER INSIGHT

“ Sweepstakes Farm has been far more than a house to us—it has been the heart of our family life. When we first arrived, our children were just one and three, and the space immediately felt like somewhere they could grow, explore, and truly be outdoorsy kids.

The grounds offer freedom and adventure, while the house itself carries a quiet sense of history, with its 1600s origins, later 1800s extension, and thoughtful renovations over time. The result is a home that retains its character—high ceilings, original beams, generous rooms, and the beautiful inglenook fireplace—while feeling entirely suited to contemporary living. The addition of log burners, both in the inglenook and the adjacent room, has made winters especially inviting.

Downstairs, the layout flows effortlessly, making it perfect for hosting. The kitchen opens into a sitting room with a fireplace, creating a warm, social hub. We have held countless gatherings here - most memorably our son's birthday party each August, welcoming family, friends, face painters, and entertainers. Making good use of the house and outside space. Over the Christmas period we welcome family and friends, who often stay for days at a time. Providing a great opportunity for the kids to run around and play and the adults are able to unwind and relax. This is a great time of year and the house comes alive in a different, equally special way.

The garden is a joy in every season, following the sun from morning breakfasts on the side patio to long afternoons on the rear terrace, with a wooded area offering welcome shade in summer. With countryside walks, a local pub just down the lane, and easy access to nearby towns, Sweepstakes Farm is both peaceful and connected. It is, quite simply, a home full of life, warmth, and lasting memories.”

* These comments are the personal views of the current owner 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

A Truly Exceptional Grade II Listed Village Home with Annexe & Glorious Gardens

Tucked away on the edge of the much-loved Kentish village of Hartlip, Sweepstakes Farmhouse is a wonderfully restored and extended Grade II listed former farmhouse, steeped in character and charm. With its mellow brick elevations laid in traditional Flemish bond with distinctive burnt headers, a dentil cornice, and a clay tile roof with a central chimney stack, the property is a beautiful example of Kentish rural architecture. Nestled in a peaceful conservation area and surrounded by approximately 2 acres of private parkland-style gardens, this enchanting home offers the perfect blend of period beauty and contemporary comfort.

The property is approached via a gravel drive behind a brick wall and five-bar gate, which sweeps around to a generous parking and turning area to the rear. The main entrance is set beneath a covered porch and opens into a welcoming central hallway with a tiled floor and a cloakroom off to one side. To the right, the kitchen/breakfast room is the heart of the home – a beautifully appointed space with cream cabinetry, granite work surfaces, and a full range of quality integrated appliances including an electric oven, steamer, and microwave. A classic oil-fired Rayburn nestles into the fireplace, adding both warmth and character. Adjacent to the kitchen is a large utility room offering further storage and functionality.

The sitting room is a true highlight – full of character, with exposed beams and a magnificent inglenook fireplace that creates an inviting, cosy atmosphere. Across the hall, the beamed dining room also features a fireplace and is ideal for formal gatherings. The study, with fitted desk and storage, provides a peaceful workspace with views stretching down the garden.

Upstairs, the bright and airy galleried landing enjoys a fine outlook and leads to both the master and guest bedrooms, each with their own en suite. Two further bedrooms and a stylish family bathroom with a roll-top bath complete the first floor. A second staircase rises to the top floor, where two additional bedrooms and a modern shower room make an ideal space for older children, guests, or even a private retreat.





The gardens are a true sanctuary. Lawns wrap around the house, framed by mature trees, with flowering shrubs and roses adding seasonal colour. A large paved terrace at the rear offers the perfect spot for outdoor dining and entertaining, enclosed by a brick retaining wall. A charming outbuilding nearby includes a garden store and WC. Beyond the lawns lies a lovely cobnut plantation with a central open area, adding to the estate's sense of peace and rural charm.

A particular feature of the property is the newly constructed oak-framed cart lodge and garage, designed with care to complement the main house. With three open bays and an enclosed store, it provides excellent storage and parking. Above, a beautifully designed one-bedroom annexe offers further flexibility – ideal for guests, extended family, or as a home office or creative space, accessed via an external staircase.

Sweepstakes Farmhouse offers not just a home, but a lifestyle – one of tranquility, space, and connection to nature, yet with excellent transport links. Hartlip itself is a traditional village with a warm community atmosphere, home to a well-regarded primary school, a parish church, and a charming country pub. The location is ideal for those needing access to both London and the coast, with nearby access to the M2 and M20 motorways. Rainham station is just a short drive away, offering direct trains to London in under an hour, while Ebbsfleet International provides high-speed services to London in just 18 minutes.

This is a rare opportunity to acquire a substantial and characterful home in an outstanding setting. Whether you're seeking space for a growing family, a country retreat with easy access to the city, or simply a home with soul and heritage, Sweepstakes Farmhouse delivers it all – and more.

Freehold
Council Tax Band G
EPC Rating E

For mobile phone coverage in this area please look online
Ultrafast, Superfast & Standard Broadband available - for more information please look online
Property is in a conservation area
Utilities: - Electric / House - Oil / Garage LPG / Mains Water / Mains Drainage / Broadband

Asking price £1,400,000



Lower Hartlip Road, Hartlip, Sittingbourne, ME9

Approximate House Area = 3389 sq ft / 314.8 sq m

Limited Use Area(s) = 50 sq ft / 4.6 sq m

Annexe = 384 sq ft / 35.6 sq m

Garage = 167 sq ft / 15.5 sq m

Outbuilding = 210 sq ft / 19.5 sq m

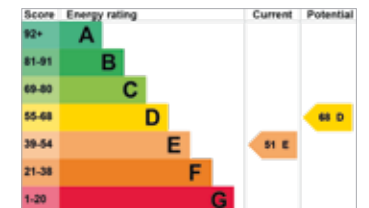
Carport = 516 sq ft / 47.9 sq m

Total = 4716 sq ft / 438.1 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). © nrdhcom 2025. Produced for Fine & Country (Kent). REF: 1358831



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