

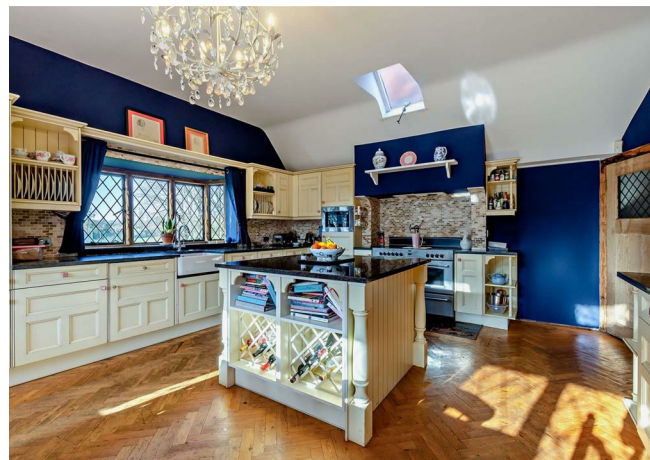


Old Ham Lane, Lenham, Kent, ME17 2LS
Offers In Excess Of £1,500,000



An exceptionally attractive Grade II listed manor house, dating back to the 15th century, with an adjoining cottage, offering over 8,500 sqft of accommodation in total, set within approximately 14 acres of picturesque grounds, and conveniently located near the historic village of Lenham.

Tenure: Freehold. EPC rating: TBC. Council Tax Band: H.



SUMMARY

This distinguished property, recognised for its architectural and historical significance, is rich in period character, featuring an abundance of exposed timber beams and a striking Dragon Beam in the Drawing Room.

The main house provides extensive and versatile living space, including an entrance hallway, six reception rooms, a kitchen, laundry room, larder, boiler room, five cloakrooms, seven bedrooms, and four bathrooms. The entire second floor can potentially serve as a self-contained apartment. The attached cottage comprises an entrance hall, sitting room, kitchen/dining room, study, cloakroom, three bedrooms, and a family bathroom. It also includes an adjacent barn, currently used for storage but ideal for conversion into an annexe or home office, subject to obtaining the necessary listed building consents.

Externally, the property is accessed via an impressive, gated driveway that meanders through the gardens leading to the front of the house. The grounds feature formal lawned gardens, rolling paddocks, a lake, and a disused outdoor swimming pool, which has lapsed planning permission for the construction of a fabulous oak framed building to enclose it.

Situated on a quiet country lane to the west of Lenham, this property enjoys a serene rural setting surrounded by gorgeous countryside, offering an array of walking, cycling, and horse-riding opportunities.

The property presents an exciting opportunity for purchase at a reduced price with less land. Additionally, there is the option to purchase the main house without the attached cottage. Please contact us for more information.

LOCATION

Located just 100 metres from Lenham Square, ideally situated for easy access to the village's numerous amenities. Both primary and secondary schools are within a short, pleasant walk, as is the mainline railway station. The M20 motorway is approximately five miles away at Leeds, providing good transport links to both Maidstone and Ashford.

ACCOMODATION

MAIN HOUSE GROUND FLOOR:

- Porch
- Hall
- Family Room
- Garden Room
- Drawing Room

- Sun Room
- Sitting Room
- Dining Room
- Rear Hall
- Cloakroom
- Office
- Larder
- Boiler Room
- Laundry
- Kitchen/Breakfast Room

MAIN HOUSE FIRST FLOOR:

- Principle Bedroom
- Dressing Area
- En-Suite
- Bedroom 3
- En-Suite
- Bedroom 4
- Bedroom 5
- Cloakroom
- Bathroom

Bedroom 2

MAIN HOUSE SECOND FLOOR:

- Bedroom 6
- Kitchenette
- Reception Room
- Bedroom 7
- Bathroom
- Loft/Store Room

THE COTTAGE GROUND FLOOR:

- Hall
- Cloakroom

Study

Kitchen/Dining Area

Living Room

THE COTTAGE FIRST FLOOR

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

EXTERNALLY

Barn

Summer House

Gated Entrance

Gardens and Land of 14 Acres

VIEWING

Strictly by arrangement with the Agent's Bearsted Office: 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Lenham Court, Old Ham Lane, Lenham, Maidstone

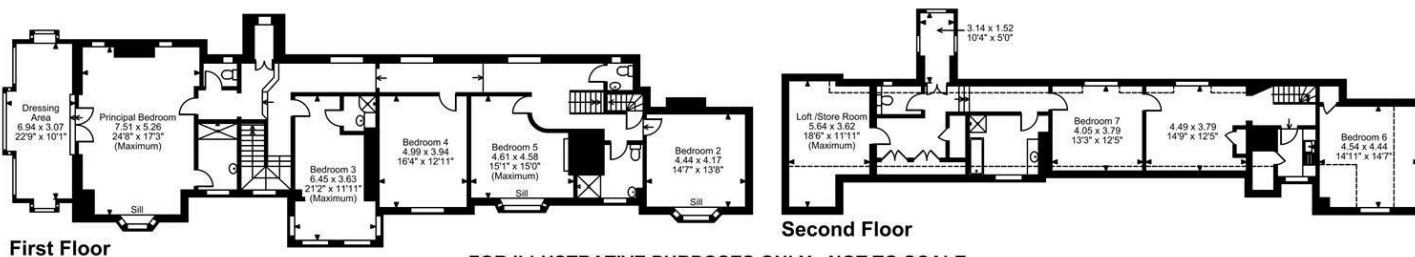
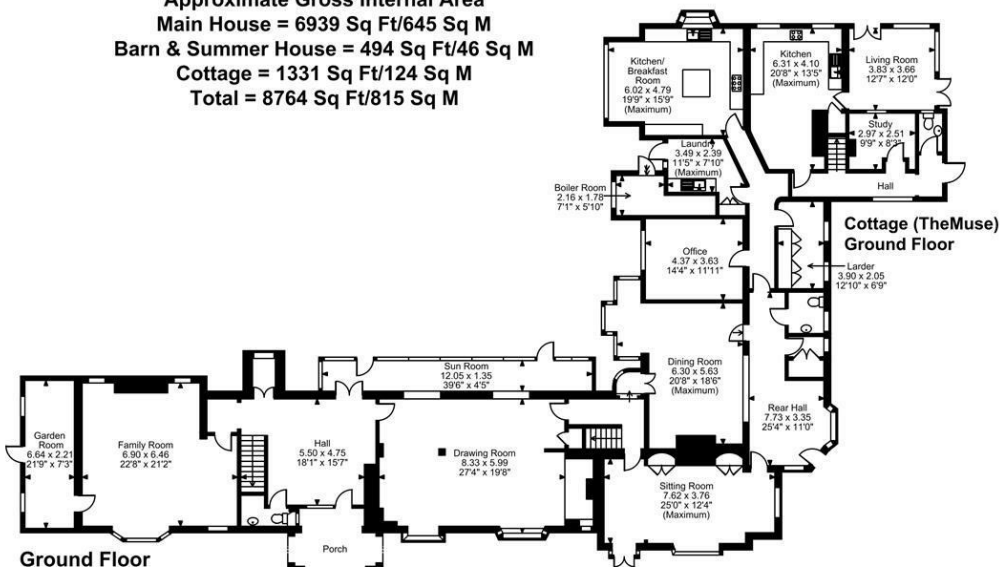
Approximate Gross Internal Area

Main House = 6939 Sq Ft/645 Sq M

Barn & Summer House = 494 Sq Ft/46 Sq M

Cottage = 1331 Sq Ft/124 Sq M

Total = 8764 Sq Ft/815 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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