Little Goddington Goddington Lane
Harrietsham, Maidstone
ME17 1JX

Offers in the Region of £970,000

Little Goddington
Goddington Lane
Harrietsham
Maidstone
ME17 1JX

Description

Sumptuously fitted and extended detached residence, arranged on two floors extending to in excess of 3,000 sq ft, set in a beautiful rural location with natural springs pervading in the area feeding the local trout farm, just moments from picturesque vineyards, this immaculate detached family home offers exceptional living space and versatile accommodation throughout. Boasting five double bedrooms, including two en-suites and a luxurious family bathroom, this property perfectly combines elegance, comfort, and functionality with such as state of the art features such as a Sonos sound system throughout the house and gardens.

The ground floor features five spacious reception rooms, a stylish open-plan kitchen with dining area, utility room, and a downstairs cloakroom. Cosy log burner and an open fire add warmth and character throughout. Occupying a generous plot of a third of an acre, the property enjoys wrap-around gardens offering privacy and tranquillity.

A sweeping gravel driveway provides ample parking and leads to both a double garage and there is an extra single garage on the plot. Outbuildings include a summerhouse fully kitted out as an entertaining space with its own bar and log burner, a workshop, log store, and a two-storey tree house, previously used as a home office—perfect for creative work or children's play!

This exceptional home truly offers the best of both worlds: rural charm with modern luxury, just a stone's throw from local vineyards and countryside walks.

Location

Located in a rural setting surrounded by farmland and Vineyards on the outskirts of the desirable village of Harrietsham, with it's shops, pub, restaurant, mainline railway station connected to London on the Victoria Line and an excellent infant and junior school. Maidstone is some five miles distant with Ashford being approximately ten miles distant. The County town offers a more comprehensive selection of amenities with the nearby Lenham Village offering a good selection of local amenities and a secondary school and renowned village square.

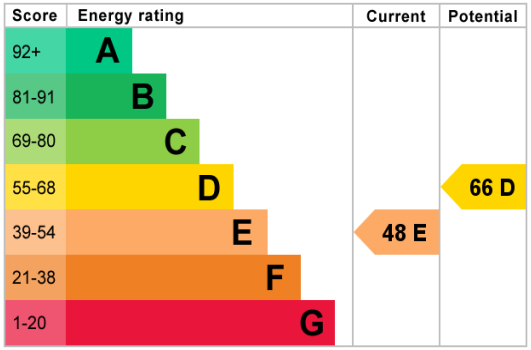
Council Tax Band

F

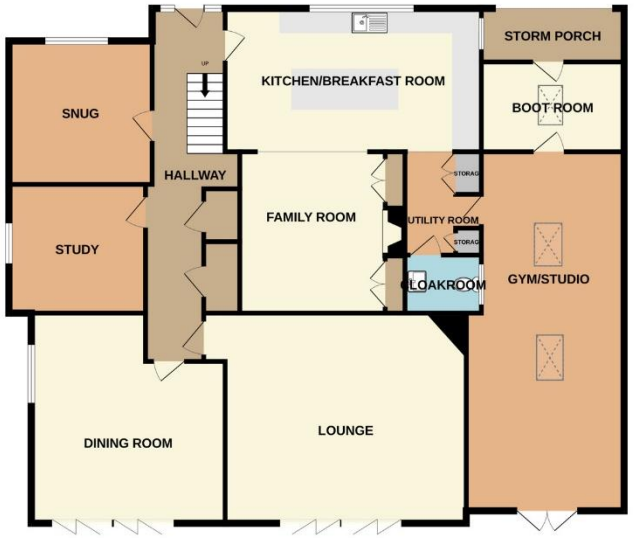
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)



GROUND FLOOR
2047 sq.ft. (190.2 sq.m.) approx.



1ST FLOOR
1148 sq.ft. (106.6 sq.m.) approx.

OUTBUILDINGS
602 sq.ft. (55.9 sq.m.) approx.

TOTAL FLOOR AREA : 3797 sq.ft. (352.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2026

GROUND FLOOR
2047 sq.ft. (190.2 sq.m.) approx.

1ST FLOOR
1148 sq.ft. (106.6 sq.m.) approx.

OUTBUILDINGS
602 sq.ft. (55.9 sq.m.) approx.

TOTAL FLOOR AREA : 3797 sq.ft. (352.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2026

Ferris&Co

ON THE GROUND FLOOR

Oak doors, architraves and skirting throughout.

ENTRANCE HALL

Oak finish wood composite entrance door with side panel windows, recessed door mat, engineered oak flooring, two radiators, staircase to first floor with timber balustrade and newel post, generous double door storage cupboard housing consumer unit and house alarm system controls, low voltage recessed lighting.

SNUG *11' 9" x 11' 9" (3.58m x 3.58m)*

A great versatile space currently used as a playroom, engineered oak flooring, double radiator, window to front, low voltage recessed lighting.

STUDY *11' 3" x 10' 7" (3.43m x 3.22m)*

Engineered oak flooring, window to side, double radiator, low voltage recessed lighting.

LOUNGE *21' 7" x 17' 3" (6.57m x 5.25m)*

A fantastic spacious lounge perfect for entertaining or cosy family evenings, corner fireplace with natural brick surround with display niches and corbelled chimney stack, oak bressummer beam, Indian sandstone hearth and log burner, continuous engineered oak flooring, low voltage recessed lighting and inground spotlights, double radiator, bi-folding doors that open onto a beautiful landscaped courtyard with central water feature, raised beds, circular built-in seating area perfect for dining alfresco and 6 seater Riptide hot tub.

DINING ROOM *17' 3" x 15' 11" (5.25m x 4.85m)*

Porcelain tiled flooring, low voltage recessed lighting, window to side, inground spotlights, two radiators, bi-folding doors opening on to courtyard.

KITCHEN / BREAKFAST ROOM *21' 0" x 11' 9" (6.40m x 3.58m)*

Stunning open plan kitchen (from Ream Interiors & Kitchens) with two tone dove and charcoal grey high gloss door and drawer fronts with integrated seamless white quartz working surfaces with bull nosed edging. One and half bowl Blanco sink with mixer tap, instant hot water taps, water softener and recessed drainer. A fantastic range of storage including deep pan drawers, integrated wine fridge and dishwasher and space for American fridge freezer. A central Island with further storage and breakfast bar for stool seating and bistro lighting above, also there is an impressive integrated AEG selection of cooking appliances including a four burner induction hob, Teppanyaki Grill Plate, induction wok and contemporary extractor hood above. Integrated eye level traditional oven and steam oven with warming drawers beneath. Built-in seating with drawers under, low voltage recessed lighting, concealed above and under counter LED lighting, Amtico flooring, two radiators and two windows with views over the garden. Wide opening to:

FAMILY ROOM *13' 3" x 11' 4" (4.04m x 3.45m)*

Continuous Amtico flooring, low voltage recessed lighting, further built-in storage cupboards with one being used as a breakfast pantry with drawers, granite work surface and glass splashback, open fire with brick surround, oak bressummer beam and granite hearth, concealed LED lighting above cupboards.

UTILITY ROOM *8' 6" x 6' 3" (2.59m x 1.90m)*

Continuous Amtico flooring, further storage cupboards with shelving and integrated AEG microwave, concealed entrance to the gym and boot room, low voltage recessed lighting, door to:

CLOAKROOM

White suite with chrome fittings, engineered oak flooring, low level WC, wash hand basin with mixer tap and cupboards under with high gloss dove grey doors, mosaic tiled splashback, low voltage recessed lighting.

GYM / STUDIO 29' 6" x 13' 0" (8.98m x 3.96m)

Another very versatile space which is accessed via concealed doorway in the utility room or from outside. Amtico flooring, glazed double casement doors to courtyard, two sky light windows, low voltage recessed lighting, double radiator, door to:

BOOT ROOM 11' 9" x 8' 9" (3.58m x 2.66m)

Stable door to the front, integrated cupboards with dove grey high gloss doors, exposing hanging rail, Portuguese tiled flooring, sky light window, radiator, low voltage recessed lighting, internal door into the Gym.

ON THE FIRST FLOOR

Oak doors, architraves and skirting throughout.

LANDING

Double radiator, low voltage recessed lighting.

BEDROOM 1 *17' 0" x 15' 6" (5.18m x 4.72m)*

An extremely spacious bedroom suite with an integrated dressing room measuring 6'6" by 6'0", two radiators, low voltage recessed lighting, dual aspect windows to the front and side, built-in cupboard housing Worcester boiler and water tank, access to loft space (boarded, insulated and with light). Doorway opening:

EN-SUITE SHOWER ROOM

White suite with chrome fittings and charcoal high gloss door and drawer fronts. Low level WC, wash hand basin with mixer tap, storage beneath and LED light wall mirror above, step in shower with electric shower, display niche with backlighting and glass screen, porcelain tiled flooring with under floor heating, low voltage recessed lighting, extractor fan and tiled splashbacks.

BEDROOM 2 *13' 3" x 8' 9" (4.04m x 2.66m)*

Velux window, radiator, low voltage recessed lighting and door to:

EN-SUITE SHOWER ROOM

Step in shower cubicle with Gainsborough electric shower and glass screen, fully tiled surround, wash hand basin with mixer tap and storage beneath, mirror and cabinet above, low voltage recessed lighting and extractor fan.

BEDROOM 3 *14' 6" x 12' 3" (4.42m x 3.73m)*

Dormer window to front, double radiator, low voltage recessed lighting.

BEDROOM 4 *15' 0" x 10' 6" (4.57m x 3.20m)*

Dual windows to side and rear, double radiator, low voltage recessed lighting.

BEDROOM 5 *16' 5" x 10' 6" (5.00m x 3.20m)*

Double radiator, low voltage recessed lighting, windows to rear and side with views over the Vineyard.

LAUNDRY ROOM *10' 0" x 8' 8" (3.05m x 2.64m)*

Amtico flooring, a range of undercounter cupboards with high gloss door fronts and working surface, Franke sink with mixer tap, space for washing machine and tumble dryer, Velux window, radiator, built-in storage cupboard, low voltage recessed lighting.

BATHROOM *10' 10" x 8' 0" (3.30m x 2.44m)*

White suite with chrome fittings, spectacular double ended bath in travertine tile surround, Savory wash hand basin with upstand and mixer tap set in timber frame with integrated cupboards beneath, low level WC, large shower with mixer tap, display niche, slate tiling and plate glass frame and door, half tiled walls with travertine tiles and matching flooring, radiator, window to side and extractor fan.

OUTSIDE

The property is set on a generous plot of a third of an acre approached by a sweeping gravel driveway with ample parking, mature gardens, courtyard and an array of outbuildings. The gardens wrap around the property, there are generous lawned areas, a fantastic porcelain paved courtyard to the rear with water feature and hot tub, a generous summerhouse with a large deck surround (with in-built firepit) perfect for entertaining, attached to the summerhouse is a single garage, there's a further double garage to the front, a log store, a workshop, a timber garden shed and even a two storey treehouse which used to be enjoyed thoroughly by the children and was also used as a home office! The outside space benefits greatly from fully fenced boundaries, numerous outside taps, power points and lighting. There really is something for everyone here. Surrounded by mature trees and shrubs including Apple, Plum, Fig and Sloe Berry. The plot is secluded and surrounded by nature, with vineyards quite literally just across the road! This offers a truly tranquil escape and can be enjoyed by all.

OUTBUILDINGS

Summerhouse Measuring 28'8" by 13'3" with grey laminate flooring, low voltage recessed lighting, fitted log burner with stone hearth, four windows and glazed double casements doors allowing natural light to fill the space, built-in bar with display shelving and integrated fridge freezer, double beer fridge, stainless steel sink with mixer tap, porcelain tiled work tops, LED lights, partly vaulted ceiling with loft space (boarded, insulated and with light) aircon unit which also provides heat - perfect for winter enjoyment! Door to: Single Garage Measuring 14'5" by 9'2" Up and over entry door, power, light and built-in storage. Workshop with adjoining Log Store The workshop measures 9' by 9' and has power, built-in storage and working surface plus overhead loft store and then the adjoining log store. Double Garage Measuring 22' by 17' with up and over entry door at the front, personal door to the side and power.

SALES OFFICES
01622 671200

sales@ferrisandco.net
www.ferrisandco.net

Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN