



Stream Farm
Friday Street | East Sutton | Maidstone | Kent | ME17 3EA

 FINE & COUNTRY

Step inside

Stream Farm

Fine & Country are delighted to present Stream Farm, an elegant period country home situated along a quiet country lane in a peaceful semi-rural setting, surrounded by approximately six acres of beautifully established grounds. The property offers an exceptional combination of sophisticated country living, outstanding equestrian facilities and private leisure amenities, all within a wonderfully private and tranquil setting.

THE HOUSE

Re-envisioned and thoughtfully reconfigured by the current owners, Stream Farm combines the charm and individuality of a period country home with elegant contemporary interiors, carefully considered finishes and the comforts of modern living.

The ground floor has been sensitively transformed to create a beautifully balanced series of spaces, equally suited to relaxed family life and entertaining.

At the heart of the home is a beautifully appointed Shaker-style kitchen, incorporating a dedicated breakfast area and designed to provide both practicality and a welcoming environment for everyday living. This is complemented by a generous principal reception room and an impressive orangery.

The south-facing orangery is filled with natural light, creating a wonderfully bright and uplifting space throughout the day. Its generous proportions, vaulted ceiling and views across the gardens create an idyllic connection with the grounds, making it an inviting setting in which to relax and entertain.

The principal reception room retains a wonderful sense of period character, centred around a handsome inglenook fireplace with an inset log-burning stove.

Beautiful brick-glazed tiling and oak flooring feature throughout the ground floor, introducing warmth, texture and continuity, while oak-framed windows reinforce the timeless country character.

A ground-floor cloakroom and combined utility and boot room complete the accommodation.

An attractive oak staircase rises to the first floor, where the same sense of calm continues across four well-proportioned bedrooms.

The principal bedroom provides a peaceful private retreat, complemented by an en suite bathroom, while the remaining bedrooms are served by a beautifully appointed family bathroom.

The second floor provides a versatile study and useful storage space, creating an excellent environment for home working, a creative space, occasional guest accommodation or simply additional easily accessible living space.











Step outside

Stream Farm

GARDENS & OUTDOOR LIVING

The grounds have a wonderfully mature and natural character, with sweeping lawns, established planting and mature trees framing the stream and spring-fed pond.

The water features bring a sense of tranquillity and movement to the gardens, while the south-facing orangery opens naturally onto this beautiful setting, creating a strong connection between the house and its surroundings.

The combination of mature gardens, outdoor heated swimming pool, equestrian facilities and approximately six acres of land provides an exceptional amount of space for outdoor living, recreation and enjoyment.

LEISURE & EQUESTRIAN FACILITIES

Beyond the house, Stream Farm provides an exceptional range of facilities for both leisure and equestrian enjoyment.

The mature gardens have a wonderful sense of space and privacy, with sweeping lawns, established planting, mature trees, a meandering stream and spring-fed pond creating an idyllic backdrop to the house.

An outdoor heated swimming pool and pool house provide an enviable setting for summer relaxation and entertaining, complemented by a separate gym.

For the equestrian enthusiast, the property offers a particularly impressive and thoughtfully designed stable yard with its own secure independent access, allowing the horses to be managed separately from the main residence.

THE STABLE YARD

The stable yard incorporates a combination of quality Scotts of Thrapston and Monarch loose boxes, all benefiting from automatic water troughs and rubber matting.

Considerable thought has been given to the comfort, welfare and day-to-day management of the horses, resulting in a yard that is both attractive and highly practical.

Three of the loose boxes benefit from their own individual external pens, providing horses with additional outdoor space immediately adjacent to their stable. Internal grilled divisions have been incorporated between the boxes, allowing the horses to maintain visual contact with one another while remaining safely separated.

The layout also provides multiple points of direct access from the yard into the paddocks, making turnout straightforward and allowing different areas of the land to be utilised according to individual requirements.

A generous hardstanding area provides excellent practical access around the yard, with sufficient space for vehicles and farm machinery, while also accommodating the parking and manoeuvring of a horsebox or trailer.

Substantial garaging, stores, feed and tack facilities complete the equestrian infrastructure, providing all the practical facilities required for a well-appointed private yard.

PADDOCKS, LAND DRAINAGE & WATER

The paddocks can be configured to suit individual requirements, whether for separate turnout, rotational grazing or different management regimes.

Recently installed land drainage provides an important enhancement to the usability and condition of the grazing land.

Water is supplied directly to the fields, with water pipes serving all field troughs.

RIDING & HACKING

The riding opportunities from Stream Farm are a particular attraction. Hacking begins directly from the property, with quiet country lanes and bridle paths providing opportunities to enjoy the surrounding countryside.

For those looking to explore further afield, Hempsted and Bedgebury Forest are both within approximately a 30-minute drive, while a number of competition and equestrian venues are accessible throughout the wider area.







ACCESS, SECURITY & MODERN IMPROVEMENTS

The property benefits from two sets of electric gates, both of which can be controlled remotely via mobile phone.

This provides an excellent combination of privacy, security and convenience, particularly given the separate access serving the equestrian facilities.

Solar panels with battery storage add a further modern dimension, reflecting the thoughtful way in which the property has been enhanced for contemporary living.

LOCATION

The surrounding countryside provides extensive opportunities for riding, walking and cycling, with access to quiet country lanes and bridle paths directly from the property.

Despite its peaceful semi-rural position, Stream Farm is conveniently located for local amenities and wider communications.

The property is approximately 1.6 miles from Sutton Valence and under three miles from Headcorn, where a useful range of amenities and a mainline railway station provide convenient connections towards London.

Maidstone, Ashford and Tenterden are readily accessible, with the M20 also within easy reach. The surrounding countryside provides an exceptional setting for riding, walking and cycling, while the property's position offers a desirable balance between rural tranquillity and everyday convenience.

For families, the renowned Sutton Valence School is very close by, together with a private preparatory school for younger children. A wide range of state primary and secondary schools can be found throughout the area, while Maidstone offers a choice of selective grammar schools.

TENURE & SERVICES

Freehold

Council Tax Band: H — Maidstone Borough Council

EPC Rating: D

Mobile phone coverage: Please refer to online coverage information for the area.

Superfast broadband is available at the property. Further information is available online.

Utilities: Electricity, private water supply, cable TV or satellite, telephone and broadband.

Drainage is via a private sewage treatment plant.

The current compliance status is unknown and professional advice should be sought.

The private water supply is shared between 12 properties, with associated costs shared between the users.

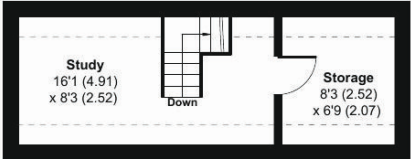
A public footpath passes through one of the fields. It is understood to be infrequently used.

Guide price £1,500,000 - £1,650,000

Stream Farm, Friday Street, East Sutton, Maidstone, ME17



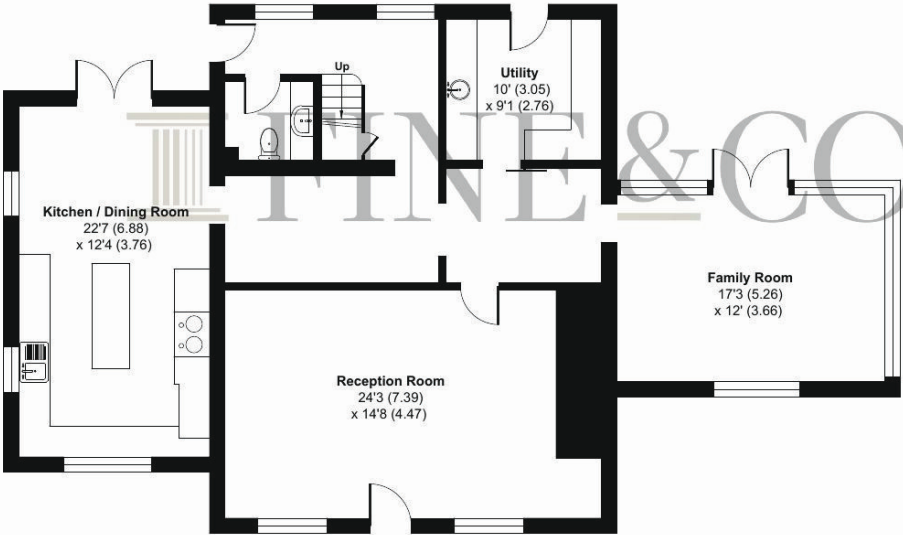
Denotes restricted head height



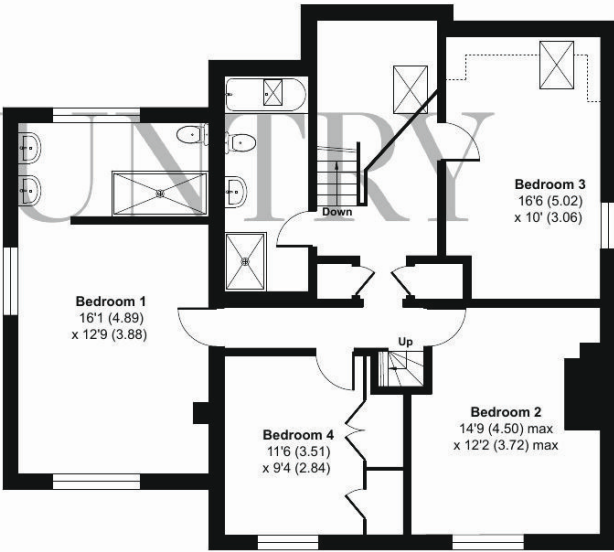
SECOND FLOOR

Approximate Area = 2491 sq ft / 231.4 sq m
Limited Use Area(s) = 75 sq ft / 6.9 sq m
Garage = 621 sq ft / 57.6 sq m
Outbuilding = 1926 sq ft / 178.9 sq m
Total = 5113 sq ft / 474.8 sq m

For identification only - Not to scale



GROUND FLOOR



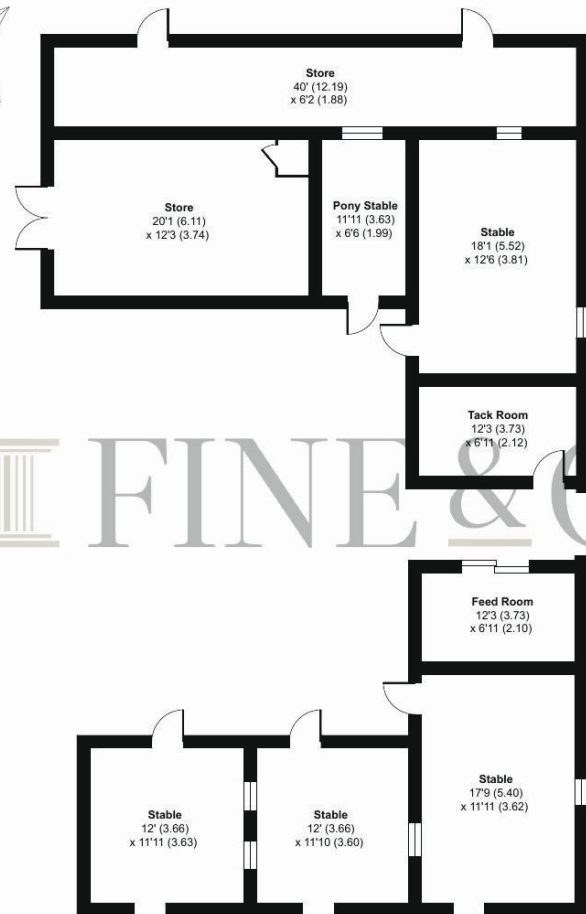
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Fine & Country (Kent). REF: 1508794

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	74 C
39-54	E		
21-38	F		
1-20	G		

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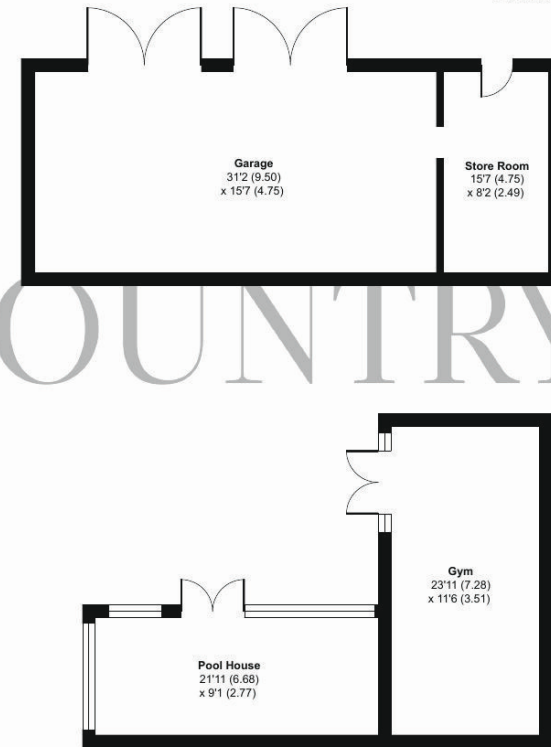
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Fine & Country Maidstone, Malling and The Weald
Tel: +44 (0)1732 222272
westmall@fineandcountry.com
28 High Street, West Malling, Kent ME19 6QR

