



**NEWHOUSE FARM, NEW HOUSE LANE,
HEADCORN, KENT TN27 9JL**



**Lambert
& Foster**



HEADCORN MLS 1.6 MILES | TENTERDEN 9 MILES | MAIDSTONE 10.5 MILES | CRANBROOK 7 MILES

NEWHOUSE FARM, NEW HOUSE LANE, HEADCORN, KENT TN27 9JL

An individual, detached, family house, circa 1950s with significant later additions, providing five bedroom, three reception room, well proportioned accommodation totalling approximately 2943 ft² complemented by a range of timber outbuildings including garaging and stables, all in need of updating, set in established gardens with pond and paddocks, in total extending to 6 acres, enjoying views out across fields.

GUIDE PRICE £1,075,000 FREEHOLD



SITUATION

New House Farm occupies a semi rural location, set off this country lane, overlooking fields. Headcorn village high street is approximately 1.5 miles distance providing everyday amenities including Sainsbury's local and a mainline station providing fast and frequent services to London, Charing Cross (travelling time 65 minutes). The County Town of Maidstone provides a

comprehensive range of amenities and professional services, in addition to the neighbouring market town of Cranbrook and historic Cinque Ports town of Tenterden. Excellent educational facilities in both the state and private sectors are available within the area notably Sutton Valence School and prep at Sutton Valence, grammar schools in Maidstone and Ashford.



DESCRIPTION

New House Farm is an individual, detached, family house, with origins understood to date back to circa 1950s with significant later additions. The property presents elevations of brick and tile hanging, set with UPVC double glazed casement and dormer windows, beneath a pitched and hipped tiled roof. The well proportioned accommodation is arranged over three floors and includes an entrance hall and cloakroom, doors leading off to a double aspect sitting room with timber floors feature fireplace, housing wood burning stove and enjoying a pleasant outlook across fields. The dining room also has a wooden floor and a bay window to rear incorporating door and outlook across the rear garden.

The conservatory now requiring updating has UPVC windows, panels and doors, set on a dwarf brick wall, enjoying an outlook across the garden. A kitchen/breakfast room is comprehensively fitted with a range of units, including a Rangemaster LPG fired cooker with five burners and twin electric ovens, space an electric point for fridge/freezer, integrated dishwasher and a pleasant double aspect with outlook to both front and rear. A separate snug/playroom has a feature bay window. A useful utility room has a tiled floor, stainless steel sink, space and plumbing for washing machine, space an electric point for a tumble dryer floor standing Grant oil fired boiler providing domestic hot water and central heating.

From the entrance hall, a rise of stairs leads to the first floor landing, with useful built in linen cupboard, built in wardrobe. Doors off to a main bedroom with feature bay window to rear enjoying a fine rural outlook. Access to an en suite bathroom with 'Jack and Jill' doors, fitted with a modern white suite including a panelled bath with integrated shower over, bedrooms two and three are both double rooms. A family bathroom is fitted with a white suite including a panelled bath and a separate glazed and tiled shower. A staircase leads up to a second floor and attic bedroom five, a very well portioned room set partially under eaves with access to under eaves storage, glazed double doors opening out providing extensive countryside views. An en suite bathroom is fitted with a white suite.



GARDENS AND GROUNDS

New House Farm is approached via a five bar gate opening onto a gravel drive, swinging round to ample gravel parking with small orchard alongside. A block of predominantly, timber outbuildings 54' x 35' in total, comprising triple, open fronted bay garaging, enclosed garaging, workshop, storage sheds, outside wc, open fronted log store a separate timber shed with pitch corrugated tin roof. These buildings present an excellent footprint for replacement buildings.

A separate timber stable block 36' x 12' in need of updating, incorporates three loose boxes and has a strip of concrete hardstanding to front.

The established gardens are laid to lawn, running out predominately to three sides with blocked paved pathways, box hedging, rose beds, stocked flower border, trees include silver birch, copper beech and cherry and a lily pond. A kitchen garden area includes a greenhouse and poly tunnel.

The paddocks run conveniently out from the rear of the garden accessed via two five bar gates and a pedestrian gate enclosed by hedging. The whole overlooks fields.



FLOOR PLAN

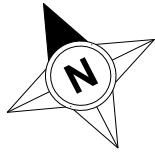
Newhouse Farm, New House Lane, Headcorn, Ashford, TN27 9JL

Approximate Area = 2943 sq ft / 273.4 sq m (excludes stores & stables)

Limited Use Area(s) = 14 sq ft / 1.3 sq m

Total = 2957 sq ft / 274.7 sq m

For identification only - Not to scale



Store
Not Measured



Store
Not Measured

Store
(Not Measured)

Store
Not Measured

Store
Not Measured

Store
Not Measured

Denotes restricted
head height



Store
Not Measured

Store
Not Measured

Store
Not Measured

Store
Not Measured

Access
To
Eaves

Attic
Bedroom 5
21'7" (6.59)
x 17' (5.17)

Down

SECOND FLOOR

Utility
13'3" (4.04)
x 8'6" (2.58)

Snug
11'11" (3.63)
x 9'11" (3.01)

Kitchen /
Breakfast
Room
24'10" (7.58) ,max
x 15'10" (4.82) max

Up

Dining Room
14'11" (4.54) into bay
x 12'11" (3.93) max

Sitting Room
22'1" (6.72)
x 13' (3.95)

Conservatory
15'9" (4.80)
x 12'10" (3.92)

GROUND FLOOR

Bedroom 1
15' (4.56)
x 13'1" (3.98)

Bedroom 2
13' (3.95)
x 10'11" (3.3)

Bedroom 4
11' (3.36)
x 9'11" (3.02)

Up

Down

Bedroom 3
12'11" (3.93)
x 11' (3.35)

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Lambert and Foster Ltd. REF: 1479958

VIEWINGS: Strictly by appointment with the Agent's Cranbrook office 01580 712888.

SERVICES: Mains electricity and water. Private drainage. Oil fired central heating. LPG for cooker.

MOBILE & INTERNET: (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

METHOD OF SALE: For sale by Private Treaty.

WHAT3WORDS: Using the What3Words app - poodle.appears.pigtails

LOCAL AUTHORITY: maidstone.gov.uk

COUNCIL TAX: Band G

EPC: D (56)

PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

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