



BUGLEHORN FARM
STONEACRE LANE, OTHAM ME15 8RU



**Lambert
& Foster**

COUNTY TOWN OF MAIDSTONE APPROX 4 MILES | JUNCTION 8, M20 APPROX 3 MILES | HEADCORN STATION APPROX 7 MILES

BUGLEHORN FARM, STONEACRE LANE, OTHAM ME15 8RU

An exceptionally pretty unlisted cottage, with light and airy rooms dating back to 1844 is offered for sale with planning permission for a 2 bedroom annex within the grounds.

GUIDE PRICE £895,000 FREEHOLD



SITUATION

The property is situated off a private lane in a semi rural yet accessible location within the desirable village of Otham 2.2 miles from Bearsted with its pretty village green, local shops and train station with services into London Victoria. The county town of Maidstone is approximately 4 miles away with its wider range of shopping, amenities, train stations and some excellent schools including Sutton Valence and a number of popular Grammar schools.

To the south (approximately 6.8 miles) is the village of Headcorn, which has a train station with services to Charing Cross. Junction 8 on the M20 is approximately 3.4 miles providing easy access to the Channel ports, the M25 and the wider UK motorway network including access to Gatwick (and the M23), Heathrow and Stansted airports.

DIRECTIONS

The postcode for the property is ME15 8RU.
What3words ///balloons.healers.appoints



DESCRIPTION

Buglehorn Farm is an exceptionally pretty light and airy cottage with well-presented and maintained accommodation now offering character and contemporary accommodation, described in more detail as follows: Stunning floor to ceiling Entrance Vestibule leads through to a Sitting Room with open fireplace and woodburner fitted views out the rear gardens, this open plan space is currently arranged to provide a Dining Area with French doors to the rear garden. A useful Study/Bedroom 5 with ensuite Shower Room is situated to the eastern end of the cottage. The central Inner Hallway with space for coats and boots leads through to the Kitchen/Breakfast Room traditionally fitted with painted wall and base units under solid wood worksurfaces. A Rangemaster Stove is set within the fireplace recess and double aspect windows again provide light, to the southern end of this open plan space is a further open fire fitted with woodburning stove currently used as a snug. From the snug a door takes you to a Utility/Laundry Room with floor to ceiling cupboards and plumbing for washing machine set under solid wood worksurface with inset Belfast Sink. Bespoke Oak and Glass staircase leads from the Entrance Vestibule to the first floor where you will find a Master Bedroom with ensuite Shower Room and 3 further double Bedrooms and a Family Bathroom.





GARDENS & GROUNDS

Buglehorn Farm is approached initially from Stoneacre Lane that continues into an unadopted Byway where the driveway of the property can be accessed. To the front of the cottage the gardens are arranged with more formal areas of planting defined with clipped topiary hedging. The gravel driveway gives access to the Garage and provides parking for several cars.

The South facing rear gardens provide mature established planting enveloped by mature hedging and trees. An extensive Indian Sandstone terrace with a Wisteria wrapped Pergola gives ample outside dining space to the rear of the cottage, a sleeper retained step and wall leads to lawned area of mature planting including Lavender and Spine Acanthus. The far boundary has a pretty wildlife pond and further seating area. To the eastern side of the cottage the grounds extend to a further grassed area of garden traditionally used by the family for camping and parties. There is a range of sheds and workshops which have just been granted planning permission under ref; 25/503097/FULL Erection of an annexe for ancillary use to the main dwellinghouse including 4no. rooflights. Data Pack available on request.



HISTORY

Buglehorn Farm is a 19th Century cottage with later additions, the sympathetic extensions retain the character of this stone and brick cottage. This will be only the second time the property has come to the open market in 53 years, having been purchased by the current vendors over 20 years ago.

The property's history and landscape have been strongly associated with farming for a considerable amount of its existence - originally this would have been Kentish Hop Gardens and now fruit and sheep farming.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

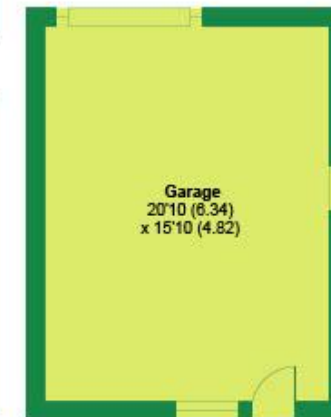
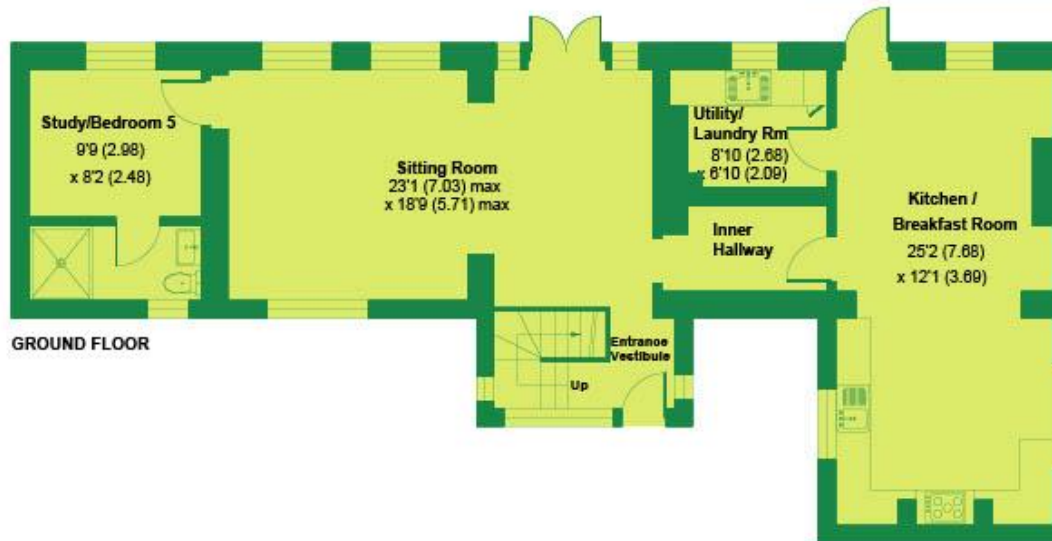
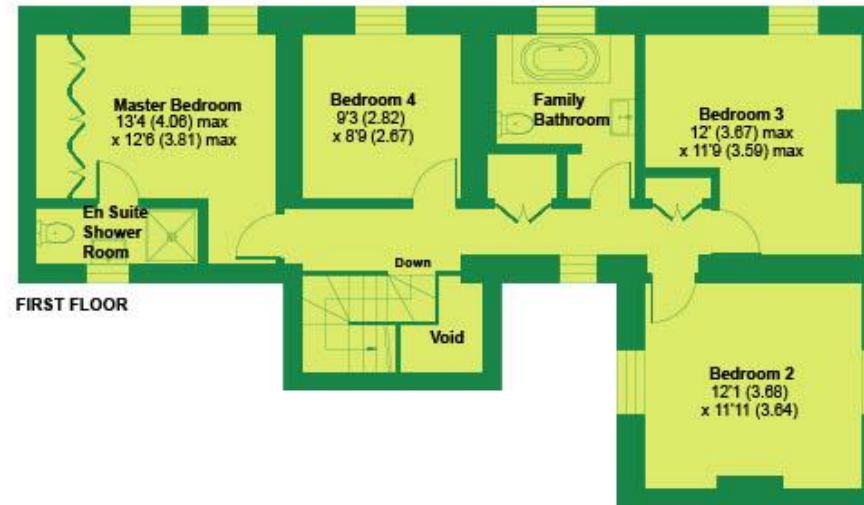
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Approximate Area = 1698 sq ft / 157.7 sq m (excludes void)

Garage = 329 sq ft / 30.5 sq m

Total = 2027 sq ft / 188.2 sq m

For identification only - Not to scale



NOT SHOWN IN ACTUAL LOCATION



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1487244



VIEWING: Strictly by prior notification to the selling agent's **Paddock Wood Office:** on 01892 832325, option 3. Contact Antonia Mattinson.

TENURE: The property is for sale on a freehold basis with vacant possession upon completion.

SERVICES & UTILITIES:

Mains water and electricity connected. Oil fired central heating and private drainage.

LOCAL AUTHORITY: Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ. <https://maidstone.gov.uk/>

COUNCIL TAX: Band F **EPC:** E

METHOD OF SALE: The property is offered for sale by Private Treaty. The agent may set a deadline for Best and Final Offers in the event that significant interest is received.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY:

There is an agricultural access in favour of Chambers Farm on the eastern boundary.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



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