CLOCK HOUSE FARM, EAST STREET,
HUNTON, MAIDSTONE, KENT ME15 0RB

EST 1900

Lambert & Foster

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Clock House Farm is located in the village of Hunton, a short drive from the county town of Maidstone, and occupies a rural yet highly accessible setting. The property is situated off East Street and comprises a handsome Grade II Listed farmhouse, a range of traditional outbuildings (including a brick oast roundel and timber-framed barn), in approximately 1.28 acres (0.51 hectares) of gardens and land.

GUIDE PRICE £1,295,000

SITUATION

Hunton is a charming village set within unspoilt countryside between Maidstone and Marden. The area offers a strong sense of community, with local amenities including a village hall, church, primary school, and recreational facilities such as a cricket club and playing field.

For commuters, mainline rail services are available from nearby Marden and Staplehurst, with journey times to central London of approximately 45 minutes. There are good road links nearby with the M20 providing access east to the Channel Tunnel services and the coastal ports, and west to the M25 for Gatwick, Heathrow and Stansted Airports.

Coxheath, Marden and other outlying villages offer a good range of day-to-day shops, sports clubs and amenities. Alternatively, Maidstone provides comprehensive shopping and facilities, with a Sainsbury's supermarket in Staplehurst.

A wealth of leisure and tourist attractions nearby include Leeds and Sissinghurst Castles, walking and cycling at Bedgebury Forest, leisure centres and gyms at Maidstone, walking along the Medway Towpath or at the 450-acre Mote Park.

As well as Hunton Primary School, further schools catering for children of all ages include Yalding Primary School, Sutton Valence Preparatory and Senior Schools, Mascalls Academy in Paddock Wood and numerous secondary and grammar schools in Maidstone, Tonbridge and Tunbridge Wells.

ACCESS

The property is located off East Street via its own private driveway running adjacent to the Farmhouse.

DIRECTIONS

The postcode to the property is ME15 0RB. Using the What3Words App, the access to the house can be found at interacts.applauded.jeering.

OVERVIEW

Clock House Farmhouse dates back to c17 and is a fine Grade II Listed property which has been within the same family ownership for three generations. Clock House has been well maintained and presents a fabulous opportunity for sympathetic updating. Across the rear courtyard is a substantial Victorian square kiln Oast offering conversion potential for a range of uses (subject to planning permission) The properties sit within 1.28 acres/0.51 hectares of gardens and paddocks with further adjacent land available by separate negotiation.

THE FARMHOUSE

A handsome Grade II Listed family home offering generously proportioned living accommodation arranged over two floors with 6 bedrooms.

The house is accessed from the rear courtyard, where steps lead down to the entrance door, opening into an inner hallway with a cloakroom. From here, a door leads into the kitchen/breakfast room, which overlooks the courtyard and features an inglenook fireplace currently housing the oil-fired boiler. A further door from the kitchen opens into a substantial study.

THE FARMHOUSE - CONTINUED

Glazed double doors lead into an elegant central sitting room, which boasts an impressive inglenook fireplace with a brick hearth and oak bressumer beam and mantel above. French windows to the side provide access to the walled gardens. A notable feature of this room is a traditional inner door with four fielded panels and two top lights, leading to a side storage room and offering further access to the gardens.

The inner hall also connects to a second sitting room with double-aspect views to the front and side of the property. From here, a further set of double doors open into the dining room which enjoys views to the front and features a charming cast-iron fireplace.

A second inner hallway links back to the main reception room and provides access to the cellar. An impressive staircase rises to the first floor, where there are five well proportioned bedrooms, one of which benefits from an en-suite. There is also a large family bathroom and an additional bedroom or office space on this floor. A staircase from the main bedroom takes you to the extensive, fully boarded attic room with window. The property is set within partly walled gardens and benefits from private parking in a rear yard, where there are a number of additional outbuildings as detailed below.

THE OAST AND OUTBUILDINGS

Across the courtyard stands a distinctive square kiln Oast House, built in 1928 to replace an earlier round kiln that was destroyed by a fire. Arranged over three floors, with an adjacent single roundel, arranged over two floors, the Oast is considered an excellent candidate for residential conversion, subject to the necessary planning permissions. The Oast has its own independent three phase power supply.

The building is currently used for storage and workshop space, with an attached open-fronted store providing covered, open-bay parking for the main house.

GARDENS AND PADDOCK

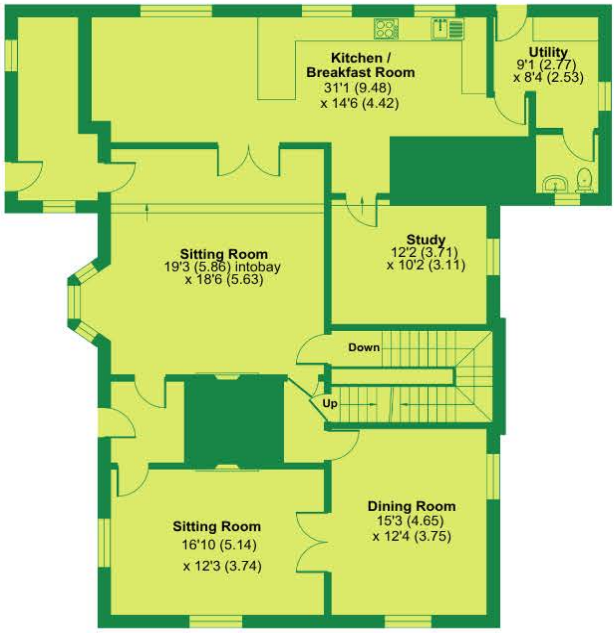
The mature gardens wrap around the house, with partly walled gardens to the west providing a sheltered and private setting, along with attractive views back towards the property. The central courtyard offers parking and gives access to the paddock,

Clockhouse Farm, East Street, Hunton, Maidstone, ME15 0RB

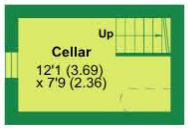
Approximate Area = 3438 sq ft / 319.4 sq m (excludes stable / lean-to)
Limited Use Area(s) = 8 sq ft / 0.7 sq m
Garage = 588 sq ft / 54.6 sq m
Outbuildings = 1618 sq ft / 150.3 sq m
Total = 5652 sq ft / 525 sq m

For identification only - Not to scale

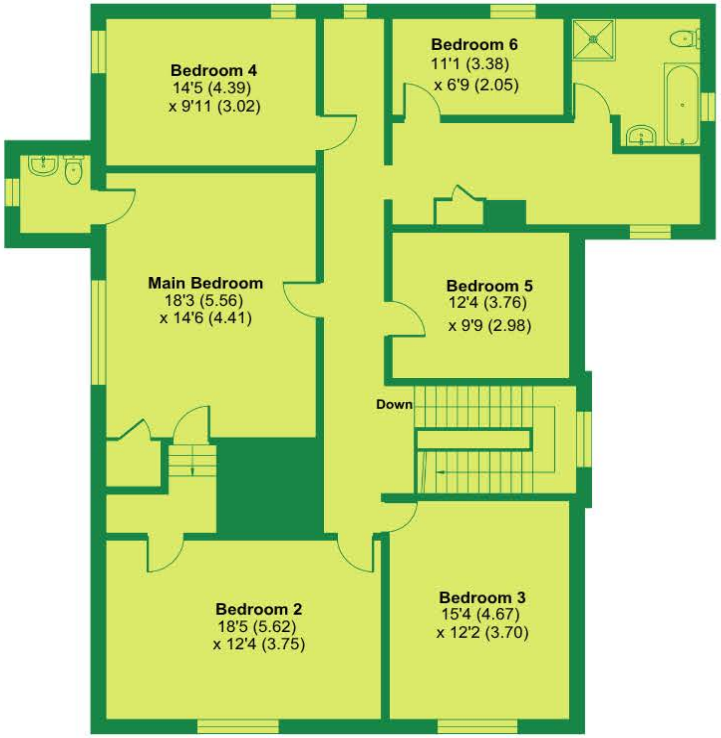
Denotes restricted head height



GROUND FLOOR



CELLAR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Lambert and Foster Ltd. REF: 1440282

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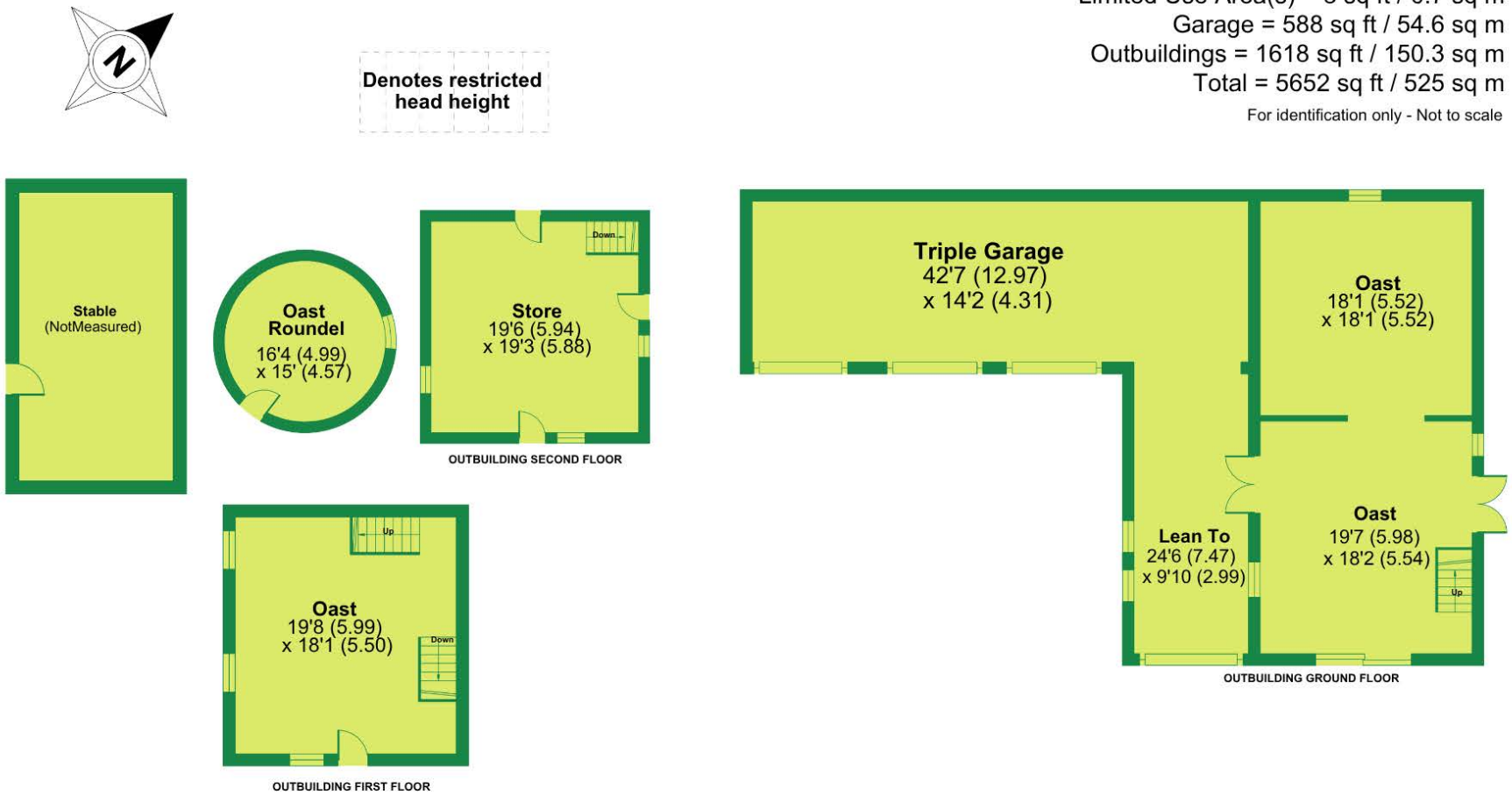

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DESIGNATIONS: Clock House Farm is Grade II Listed.

COUNCIL TAX: Clock House Farm is in Band G.

SERVICES: Mains water, electricity and drainage. Broadband connection to house and offices.

EPC: Not applicable as the house is listed.

FLOOD ZONE: The property is in Flood Zone 1 with a low risk of flooding.

PLANNING: A list of historical planning applications is available on request.

METHOD OF SALE: Clock House Farm is offered for sale as a whole by private treaty. The selling agents may set a date for best and final offers and interested parties are advised to register interest to be kept updated on the sales process.

TENURE: The property is offered for sale freehold with vacant possession.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY: None

LOCAL AUTHORITY: Maidstone Borough Council - https://maidstone.gov.uk/

FENCING: The purchasers will be required to erect, and thereafter maintain, a new fence boundary, specification to be agreed, along the newly created northern boundary with the seller's retained land shown between the AB points on the sale plan.

VIEWING: Strictly by appointment only. Please contact the selling agents Paddock Wood office, with enquiries directed to Antonia Mattinson or Alan Mummery on 01892 832 325, option 3.

alan.mummery@lambertandfoster.co.uk
antonia.mattinson@lambertandfoster.co.uk

DATA PACK: A pack containing further planning information, HM Land Registry Office copy entries and plans and planning history is available on request.

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.

MONEY LAUNDERING REGULATIONS: 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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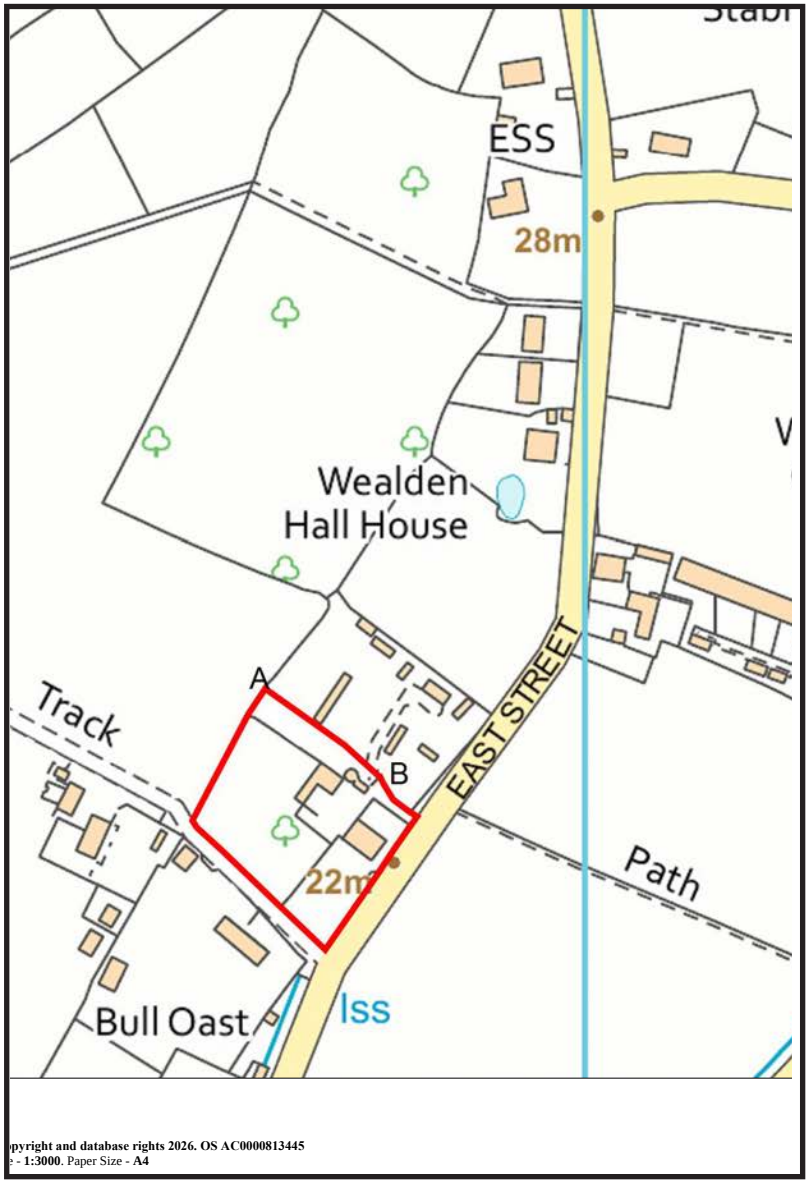

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