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Foxenden Manor, Seed Road, Newnham, ME9 0NE

7 BEDROOMS | 6 BATHROOMS | 4 RECEPTIONS

Freehold



Foxenden Manor, Seed Road, Newnham, ME9 0NE

- Fully Renovated Grade II Listed Period Residence
- Over 6000 Sq.Ft Of Characterful Accommodation
- Sympathetically Restored & Elegantly Preserved
- Exceptional Craftmanship & Fine Décor
- Set Within 5.65 Acres Of Fully Landscaped Grounds
- Opportunity For Equestrian Use – Multiple Outbuildings
- Two Self Contained Annexes, Heated Pool & Tennis Court
- Extensive Gated Driveway & Garaging

SITUATION:

Foxenden Manor is situated on Seed Road, a peaceful and rural setting on the outskirts of Newnham. The historic villages of Newnham and nearby Doddington both date back to the 11th century and retain a strong sense of heritage and community. Newnham is home to a medieval church, a village hall, and a traditional public house, The George Inn. Just one mile away, Doddington centres around the 14th-century The Chequers Inn, alongside an award winning family butcher and village store.

A good selection of primary schools can be found in surrounding villages including Eastling, Ospringe, and Milstead. Independent education is available locally at Painters Forstal, whilst secondary schooling can be accessed in Faversham and Sittingbourne. The charming market town of Faversham offers a diverse mix of high street names and independent retailers, centred around its attractive historic high street and bustling

market square. The town provides excellent leisure facilities, including indoor and outdoor swimming pools, a cinema, a large park and recreation ground, a museum, and a wide variety of pubs and restaurants. Faversham is also renowned as the home of Shepherd Neame, Britain's oldest brewer, and hosts the popular annual Faversham Hop Festival. For commuters, Faversham benefits from a mainline railway station offering regular services to London Victoria, Cannon Street, and Charing Cross, as well as high-speed connections to London St Pancras International.

The picturesque village of Lenham lies a short drive away and offers a charming blend of historic character and everyday convenience. Centred around its attractive square, Lenham provides a range of independent shops, cafés, and traditional pubs, along with essential amenities including a post office and primary school.



DESCRIPTION:

A distinguished 17th-century Grade II* listed detached farmhouse, set within approximately 5.65 acres of beautifully maintained grounds, complete with a range of outbuildings and two exquisitely appointed self-contained annexes.

Having remained in the same family for over three decades, the property has been lovingly restored, preserving its rich heritage through exceptional craftsmanship and meticulous attention to detail. Every element has been carefully considered, with natural materials, a period-inspired palette, and sympathetic décor enhancing its historic character.

Foxenden Manor occupies an enviable position, featuring a tennis court, a glass-enclosed swimming pool, and expansive, manicured gardens. The living accommodation extends to over 6,000 sq. ft., with the main house alone offering more than 3,000 sq. ft. of impeccably presented space.

Flourishing in period features, the home showcases rich beams, exposed brickwork, cast iron column radiators, latch-key doors, and lovely fireplaces. These are beautifully complemented by thoughtfully integrated modern additions, including an oak staircase, intricate bespoke carpentry, and a handcrafted kitchen of exceptional quality.

Externally, the façade combines pale render, exposed beams, hung tiles, knapped flint, oak-framed, lattice windows, and a Kent peg-tiled roof, all meticulously maintained.

The handsome front door is set within a projecting porch, while a secondary entrance to the rear opens into a spacious boot room, providing a practical and welcoming everyday access point. This leads through to the beautifully crafted kitchen, centred around a large island and an electric Aga. A range of high-specification appliances are seamlessly integrated within bespoke cabinetry, finished with granite worktops,

whilst a Quooker boiling tap adds a further touch of convenience. The kitchen is complemented by a separate, well-appointed utility/laundry room.

There are three reception rooms in total. The snug, located within the oldest part of the house, is rich in character with exposed beams and a wood-burning stove set within an exposed brick fireplace beneath an oak bressummer beam.

An internal lattice window allows borrowed light to flow into the hallway. Two further reception rooms, each featuring wood-burning stoves, are partially open to one another and can be separated by internal doors, offering flexibility for both formal and informal living. The principal sitting room also benefits from French doors opening onto the sun terrace.



To the first floor, there are four generously proportioned double bedrooms and a well-appointed family bathroom. Two of the bedrooms enjoy the luxury of en-suite facilities, along with dressing areas fitted with bespoke wardrobes.

ANNEXE:

There are two self-contained annexes within the grounds of Foxenden Manor. One is currently occupied by a long-term, unobtrusive tenant. Both annexes offer excellent flexibility, whether for hosting guests, supporting multi-generational living, or generating additional income as holiday lets. In addition, there is a well-appointed lodge, complete with a kitchenette and shower room, which could also serve as a third, compact self-contained annexe if required.

OUTSIDE:

Foxenden Manor occupies an exceptional plot extending to approximately 5.65 acres of beautifully landscaped grounds. The outdoor space has been thoughtfully designed and meticulously maintained, featuring a well-kept tennis court and a striking glass-enclosed air-source heated swimming pool.

The grounds are extensive and versatile, offering excellent potential for equestrian use, supported by a range of outbuildings. A charming fruit orchard, sculpted topiary hedging, mature trees, and tranquil wildlife ponds further enhance the setting, creating a richly varied and highly desirable outdoor environment.

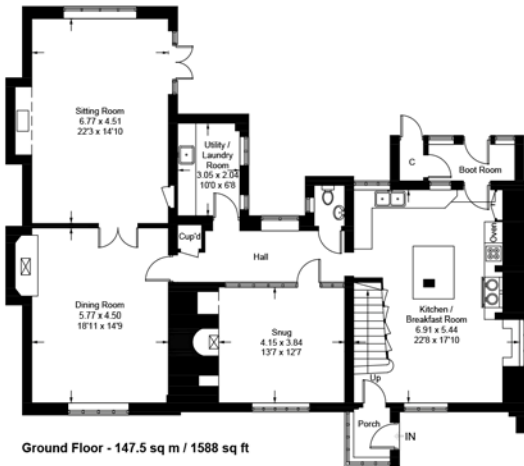




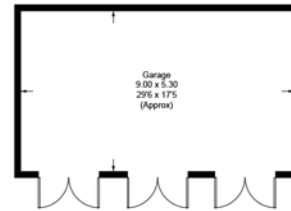




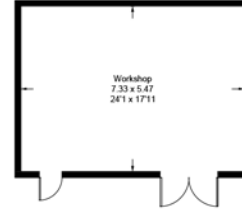
First Floor - 135.6 sq m / 1459 sq ft



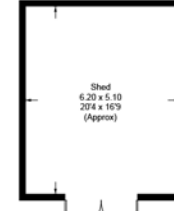
Ground Floor - 147.5 sq m / 1588 sq ft



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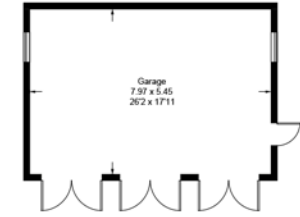
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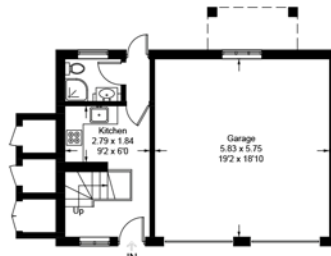
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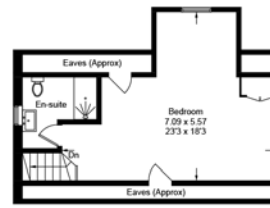
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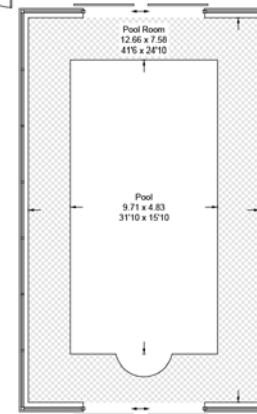
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Pool House Ground Floor - 16.6 sq m / 179 sq ft



Pool House First Floor - 34.2 sq m / 368 sq ft



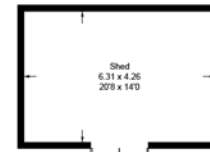
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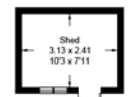
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TOTAL FLOOR AREA: 6128 sq. ft (568 sq. m)
HOUSE: 3095 sq. ft (287 sq. m)
ANNEXE/OUTBUILDING: 3033 sq. ft (281 sq. m)



EPC RATING
Exempt



COUNCIL TAX BAND
G



GENERAL INFORMATION
Oil fuelled heating & private drainage

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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