



**'Our Focus Determines Your Reality'**



Waterman Quarter  
Headcorn  
Kent  
TN27 9JJ



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Sitting Room \* Snug/Study \* Family Room  
Kitchen/Dining Room \* Conservatory \* Cloakroom

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Principal Bedroom \* Five Further Bedrooms  
Family Bathroom \* Family Shower Room

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Grounds Approx. 0.6 Acre  
Double Garage/Garden Room/Home Office Above \* Detached Studio  
Shepherd's Hut \* Stable Block



## PERIOD FAMILY HOME

Occupying a rural position in a small hamlet one mile from Headcorn, this attractive unlisted character home is believed to date from the 1600s with later additions and has much to offer.

An entrance porch opens onto the oldest part of the house and leads to the double aspect sitting room with red brick floor, exposed beams, inglenook fireplace with log burning stove and a square bay window, and the snug/study which also exhibits exposed beams, a square bay window and a fireplace with log burning stove. The newer part of the house is accessed from the sitting room and outside directly into the family room from which additional doors open to outside; the family room opens into the double aspect kitchen/dining room with doors opening into the conservatory. A cloakroom completes the ground floor.

The first floor again offers old and new, with some rooms displaying exposed beams and a fireplace. The principal bedroom with exposed beams, floorboards and a fireplace, and the family bathroom are in the older side of the house whilst there are a further three bedrooms and the family shower room in the newer side.

A staircase leads to the second floor, contained entirely in the older part of the house and both bedrooms display exposed beams and floorboards.



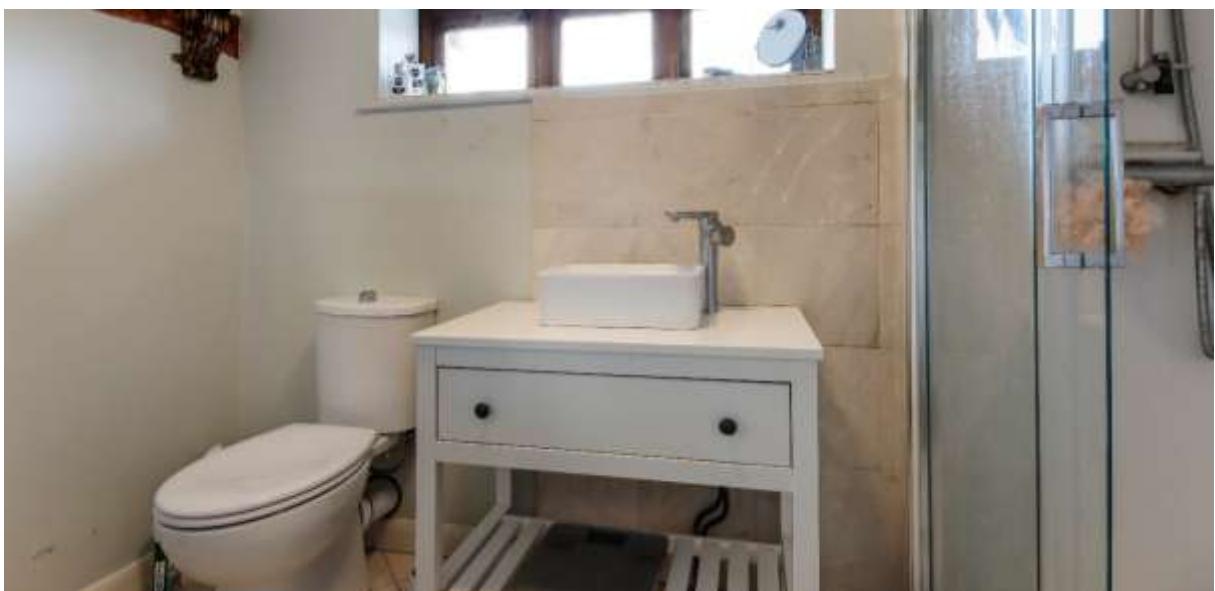


## OUTSIDE

A gate opens onto a gravel drive bordered on one side with lawn and the other with a charming wildlife pond. The drive provides ample off-road parking and leads to the double garage which has an attached garden room and a home office above, accessed via an outside staircase.

Sitting in park-like grounds of approx. 0.6 acre, there is a detached studio, a shepherd's hut and a stable block, comprising a stable, feed room and store.

Being on the outskirts of Headcorn, the house is a short drive to the mainline station and convenient for the main road network.





## HEADCORN

Headcorn offers a variety of shops including a small supermarket and other everyday amenities such as banking, sporting and recreational facilities and a modern medical centre.

## SCHOOLS AND CONNECTIONS

As well as the local primary school, there are excellent secondary schools including Grammar Schools in Tonbridge, Maidstone and Ashford serving the area.

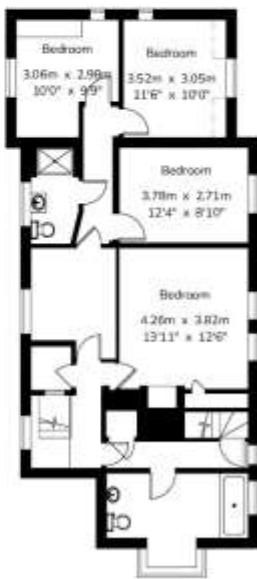
There is a mainline station at Headcorn provides services to London Charing Cross and nearby Ashford for the high-speed link to London (35 mins) and Europe. The M20 is approx. 11 miles away.





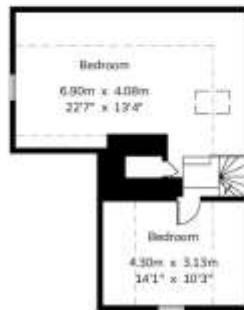
## Wilderness

**House - Gross Internal Area : 262.8 sq.m (2828 sq.ft)**  
**Studio - Gross Internal Area : 20.2 sq.m (217 sq.ft)**  
**Barn / Garage Block - Gross Internal Area : 88.8 sq.m (955 sq.ft)**  
**Stable Block - Gross Internal Area : 27.6 sq.m (297 sq.ft)**



First Floor

Restricted Height



3 6 9 12 15  
1 2 3 4 5 Feet  
Metres

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## SERVICES

Mains electricity and water. Oil fired central heating. Private Sewage Treatment Plant.

Maidstone Borough Council - Council Tax Band G

EPC Rating: E

It should be noted that the Shepherds Hut is not included in the sale of this property.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)