



Wrens Farm House  
Wrens Lane | Borden | Kent | ME9 8JE

# Seller Insight

“ We fell in love with Wrens Farm House the moment we stepped through the door. After years of London living, the sense of space and calm was overwhelming in the best possible way. The generous proportions, elegant windows, exposed beams and three magnificent inglenook fireplaces spoke of centuries of history, yet the house felt warm, welcoming and entirely unpretentious. We first viewed it in January, in the depths of winter, but even then it radiated a benevolent warmth that convinced us we had found somewhere truly special.

Over the past sixteen years, we have had the privilege of being custodians of this remarkable fifteenth-century farmhouse. We have nurtured the gardens, replacing towering leylandii with cobnut, walnut and fruit trees, creating a wildlife haven complete with pond, vegetable beds and flowering favourites, including the spectacular old prunus and the much-loved wisteria. The sheltered, south-west facing courtyard has become the heart of summer living, whether gathered around the pizza oven with friends or lingering over breakfast in the sunshine after guests have stayed in The Granary.

Inside, thoughtful improvements have enhanced comfort while respecting the character of the house. Log burners now glow within the ancient fireplaces, a larger principal bedroom has been created, insulation improved and an electric Aga installed.

This house has witnessed some of life's most precious milestones. We moved here just weeks before our wedding, arriving from London with little more than an old Land Rover full of belongings. Since then, Wrens Farm House has been the backdrop to christenings, birthdays, long lunches that stretched into the evening and countless celebrations with family and friends.

To live here is to become part of a story centuries in the making. Passing that privilege to its next custodians will be bittersweet indeed.\*

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# Step inside

## Wrens Farm House

Fine & Country presents Wrens Farm House, an exceptional Grade II Listed Kentish farmhouse dating back to the fifteenth century, set on the outskirts of the highly desirable village of Borden, where rolling countryside, orchards and woodland create an idyllic rural backdrop that feels a world away, yet remains conveniently connected. A home of remarkable character and provenance, it offers over 4,000 square feet of combined accommodation including a beautifully appointed detached Granary annexe, where history, lifestyle and versatility come together in a truly rare offering.

From the moment of arrival, Wrens Farm House makes an immediate and lasting impression. A generous driveway leads to the house, where centuries of Kentish heritage are evident in every direction, from exposed beams and original inglenook fireplaces to the striking king post within the loft structure. This is a home that has evolved gently over time, retaining its authenticity while offering the comfort expected for modern family life.

Internally, the accommodation is both substantial and highly adaptable. Four distinct reception rooms provide exceptional flexibility, allowing for formal entertaining, relaxed family living, a reading room, music room or additional workspace, each space able to function independently without compromising flow. The farmhouse kitchen sits at the heart of the home, warm, sociable, and characterful, centred around an Aga and designed for gatherings.

A separate utility room, cloakroom and shower room add everyday practicality, while a cellar provides valuable and atmospheric storage, a highly sought after feature in homes of this age. A dedicated study is quietly positioned away from the principal reception spaces, ideal for home working or focused retreat, enhancing the home's versatility for modern living.

Upstairs, the sense of scale continues. The principal bedroom is particularly impressive, forming a generous suite like space with a calm and restful atmosphere. Three further bedrooms are complemented by four bathrooms and shower rooms across the main house, an unusually generous provision for a property of this period, ensuring comfort and privacy for both family and guests alike.

The Granary, the detached two-bedroom annexe, adds a further dimension to the property. Fully self-contained and well appointed, it offers genuine independence and flexibility. It has previously held planning permission for use as a holiday let in 2013, now lapsed, and remains ideally suited to multi-generational living, guest accommodation, home working, or potential income, subject to any necessary consents.





# Step outside

## Wrens Farm House

Outside, the grounds are every bit as compelling as the house itself. Over sixteen years, the current owners have created a beautifully established and biodiverse garden setting, replacing mature planting with cobnut, walnut, and fruit trees, and introducing a pond, vegetable beds, and abundant seasonal colour. The result is a landscape that feels both productive and peaceful, alive with wildlife and changing with the seasons.

At the heart of outdoor life is a sheltered southwest facing courtyard, a naturally social space that connects the farmhouse and Granary. It has become a place for long summer lunches, evenings gathered around the pizza oven, and relaxed entertaining that flows effortlessly between inside and out. It is this sense of connection between house, annexe and garden that gives Wrens Farm House its distinctive character.

### Location

Borden is one of the most desirable and picturesque village settings in this part of Kent, defined by its gently undulating countryside, traditional orchards and a timeless rural charm that creates an immediate sense of escape and calm. Despite its idyllic setting, it remains exceptionally well placed for access to surrounding towns, excellent schooling, and fast transport connections.

Nearby Sittingbourne provides a wide range of everyday amenities alongside mainline rail services into London, making it an ideal base for those seeking a balance between countryside living and commuter convenience. The surrounding road network, including the A249 and M2, offers swift access to Maidstone, the Kent coast and central London.

The historic market towns of Faversham and Maidstone are both within easy reach, each offering a broader selection of restaurants, boutique shopping and cultural attractions, while the surrounding countryside provides endless opportunities for walking, riding and exploring the Kent Downs.

This is a location that quietly delivers both convenience and escape in equal measure, where village life and countryside living sit effortlessly alongside connectivity.

Wrens Farm House is a home that has been genuinely lived in and loved. It has provided the backdrop to family milestones, celebrations and everyday moments that become the fabric of life. It now offers its next custodians the opportunity to continue that story within one of Kent's most atmospheric and characterful period homes.

A place of presence, warmth, and enduring character, ready for its next chapter.

Freehold

Council Tax Band G & A

EPC Rating: D

For mobile phone coverage in this area please look online

Superfast Broadband is available at the property, for more information please look online

Utilities:- Electric / Gas / Mains Water / Mains Drainage / Phone / Broadband

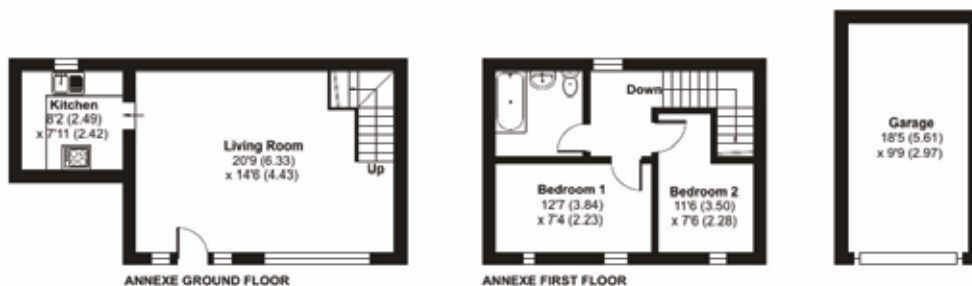
*Guide price* £800,000 – £850,000



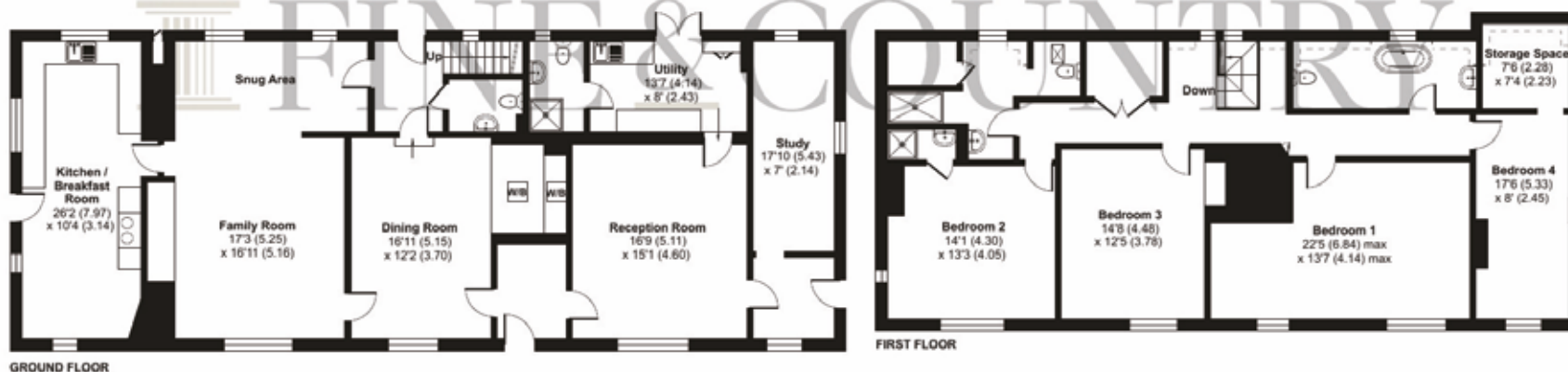
# Wrens Farm House, Wrens Road, Borden, Sittingbourne, ME9



Approximate Area = 3199 sq ft / 297.1 sq m  
 Limited Use Area(s) = 26 sq ft / 2.4 sq m  
 Garage = 179 sq ft / 16.6 sq m  
 Annexe = 677 sq ft / 62.8 sq m  
 Total = 4081 sq ft / 378.9 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fine & Country (Kent). REF: 1470077

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	41 D	79 C
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed



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