



Harrow House, Badlesmere, Faversham, ME13 0JX

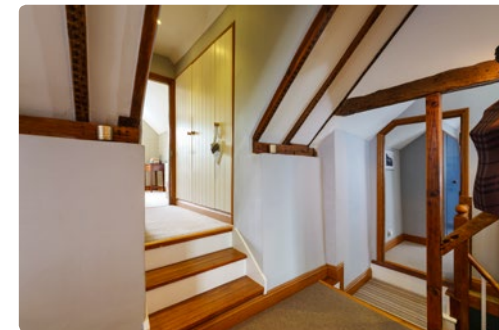
3 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



Harrow House, Badlesmere, Faversham, ME13 0JX

- Enchanting Grade II Listed Detached Residence
- Over 1500 Sq.Ft Of Versatile Space
- Charming Kitchen Breakfast Room
- Multiple Reception With Wood Burning Stoves
- Flourishing In Period Features
- Set Within Over Half An Acre Of Beautiful Grounds
- Heated Outdoor Pool & Extensive Sun Terrace
- Semi Rural Village Location Close To Faversham



SITUATION:

Badlesmere Lees enjoys an exceptional setting within the Kent Downs Area of Outstanding Natural Beauty, encompassing approximately 16 acres of attractive green space surrounded by residential properties. At the heart of the community are a well-maintained village hall and the welcoming Red Lion pub. The surrounding countryside is crisscrossed by an extensive network of footpaths and bridleways, offering superb opportunities for walking, cycling and exploring the picturesque landscape.

Despite its tranquil rural setting, the property is conveniently positioned within a 20–25 minute drive of the coastal town of Whitstable and its renowned beaches, Ashford International Station, with high-speed services to London St Pancras in around 38 minutes, and the historic city of Canterbury.

The nearby village of Sheldwich benefits from a highly regarded primary school, the

beautiful Grade II Listed Church of St James, and a collection of attractive period buildings, including the Grade I Listed Lees Court, formerly the residence of the Countess of Sodes. The village enjoys a strong community spirit, with a variety of clubs and societies centred around the church and village hall, while the annual village fete on the picturesque village green remains a popular local tradition.

The thriving market town of Faversham, approximately five miles away, offers an excellent range of amenities, including independent boutiques, national retailers, a popular market held three times a week, a cinema, indoor and outdoor swimming pools, and a community hospital. Educational provision is particularly strong, with a wide choice of primary and secondary schools, including the highly regarded Queen Elizabeth's Grammar School. A selection of respected independent schools can also be found in Canterbury and Ashford.



DESCRIPTION:

An enchanting Grade II listed detached three-bedroom cottage, Harrow House has been thoughtfully enhanced by the current owners, creating a wonderful balance between historic character and contemporary style. Dating back to the 1730s and extended during the 1980s, the property now offers over 1,500 sq ft of beautifully presented accommodation, set within over half an acre of enchanting grounds.



The cottage is rich in period features, including exposed beams, rustic brickwork and traditional latch-key doors, all sympathetically complemented by the vendors' creative aesthetic, featuring tasteful Farrow & Ball décor, a beautifully fitted kitchen and elegant bathrooms. The nearly symmetrical façade, with its attractive timber-framed windows and handsome front door, creates an immediate sense of charm and kerb appeal.

The front door opens into a welcoming

dining room, where tiled flooring has been carefully preserved beneath a wool carpet. From here, the cosy snug, complete with a wood-burning stove, provides an inviting retreat and leads through to the dual-aspect sitting room, which also benefits from a wood burner, creating a warm and characterful living space.

The kitchen/breakfast room combines practicality with style, featuring Karndean flooring, decorative panelling, oak worktops and metro-tiled splashbacks. French doors open directly onto the garden, while a separate door provides access to the main patio, making it ideal for both family life and entertaining.

On the first floor are three generously sized double bedrooms, all fitted with built-in wardrobes. The principal bedroom benefits from an en-suite shower room, while the family bathroom is beautifully appointed with a roll-top bath, wash basin and WC.

OUTSIDE:

Harrow House occupies over half an acre of delightful gardens that wrap around the property. The grounds are exceptionally enchanting and include a large meadow with a mature cherry tree, a productive vegetable-growing area complete with greenhouse, and a traditional cottage garden bursting with colourful borders and established shrubs.

The extensive patio provides ample space for al fresco dining and entertaining and leads to the outdoor swimming pool, which is economically heated via an air-source heat pump, extending its enjoyment throughout the seasons. To the front of the property, a generous driveway and carport provide parking for up to six vehicles.

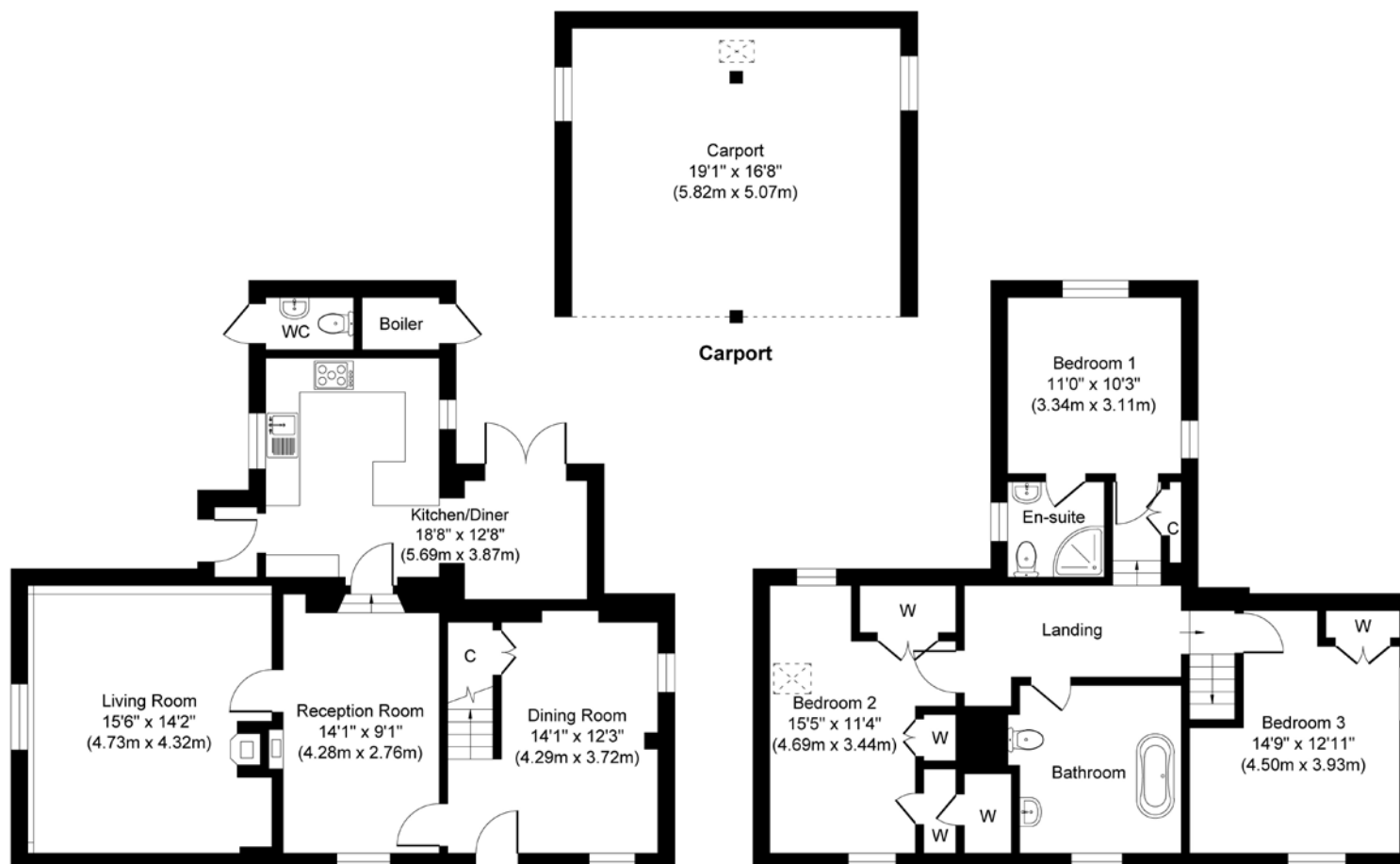
Harrow House is a rare opportunity to acquire a beautifully presented period home, where centuries of history, charming character features and thoughtfully curated interiors combine to create an exceptional country residence.











TOTAL FLOOR AREA: 1836 sq.ft (170 sq. m)
HOUSE: 1516 sq. ft (140 sq. m)
CARPORT : 320 sq. ft (30 sq. m)



EPC RATING
Exempt



COUNCIL TAX BAND
F



GENERAL INFORMATION
Private drainage & Oil fuelled heating

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

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