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Country Houses



Walnut Tree Farm Nr Charing Kent

DISTINCTIVE COUNTRY PROPERTY

Walnut Tree Farm

Nr Charing, Kent TN27 0ED

A Grade II Listed detached period farmhouse and separate detached cottage annexe together with a period barn and double garage all very privately situated completely hidden from view.

In all about 3 acres.

Guide Price **£975,000**



The Farmhouse

- Entrance Hall • Cloakroom • Drawing Room (inglenook fireplace) • Dining Room • Study • Snug
- Kitchen • Breakfast Room • Utility Room • Lobby/Boot Room • Master Bedroom En suite • 3 Further Bedrooms • Shower Room • Separate WC • Two staircases • Gas central heating

Cottage Annexe

- Entrance Porch • Sitting Room (wood burning stove)
- Conservatory • Kitchen/Breakfast Room (heated floor) • Private Terrace • Central heating • Bedroom En suite • Separate WC

Gardens/Land

- Long driveway • Pebble forecourt • Double garage (room over) • Studio • Period barn • Stables/Tack Room
- Woodland gardens • Lawns • Patio terrace • Shrubs
- Pond • Nut walk • Secondary access





Situation

Walnut Tree Farm is situated in an unusual semi-rural location hidden from view within its own private grounds with no close residential neighbours yet relatively close to a nearby commercial site and there is a railway line at the end of the land. The tiny hamlet of Westwell Leacon is nearby with the area being situated between the thriving market town of Ashford and the historic village of Charing with its excellent selection of shops, primary school, surgeries and railway station.

Ashford is about 4 miles to the south east with access to the M20 motorway at Junction 9 a slightly shorter distance. The International Station at Ashford provides Eurostar services to the Continent and domestic High Speed train services to London St Pancras taking just 37 minutes. The town provides a choice of both state and private schools including grammar schools for boys and girls and modern retail outlets such as John Lewis at Home and Waitrose which are both located on that side of the town.

Walnut Tree Farm

A distinctive period farmhouse Listed Grade II believed to date back to the 16th Century and probably once a Medieval Kentish Hall House. Throughout the accommodation are significant timbers including ceilings on the first floor exposed to the full apex of the rafters and on the ground floor heavily timbered within two of the principal reception rooms. The drawing room has a magnificent inglenook fireplace complete with oak bressumer beams. Much of the original character of the house is blended with modern living facilities including a well

equipped fitted kitchen with integral appliances and modern bathrooms.

Cottage Annexe

Across the pebble parking forecourt from the farmhouse is a detached single storey modern style cottage created as an annexe which benefits from a spacious reception room and kitchen with heated floor as well as a conservatory and separate bedroom en suite. The cottage has its own private terrace and would suit combined living within one family. Subject to any necessary planning consent the cottage could be used for holiday letting or perhaps even permanent letting for an excellent regular income.

Gardens / Land

A long driveway from the road via a five bar timber entrance gate extends along the northern boundary continuing to provide independent access to the land branching off towards the house and cottage entering a large pebble forecourt. Adjacent to the house is a detached double garage with room over and an adjacent former games room which has been used unofficially as ancillary accommodation to the house.

The gardens to the main house are front and rear with the rear garden laid to an enclosed lawn and terrace including a lovely magnolia tree. From here the grounds meander amongst woodland with a wide variety of trees and flowering shrubs through everglades and shaded areas, trees include firs, conifers, horse chestnut, copper beech, oaks and a tulip tree. There is a good size duck pond. The southern side boundary extends just beyond a stream and a small bridge towards the south eastern corner provides access to a fenced paddock with walnut and cherry trees having vehicular access at one end. Close by is a stable/tack room. On the north side of the gardens there are further areas laid to grass alongside a delightful nut grove of mainly cob and hazel. There are vegetable gardens as well as useful storage facilities. On the opposite side of the house is a period implement barn with potential.



Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

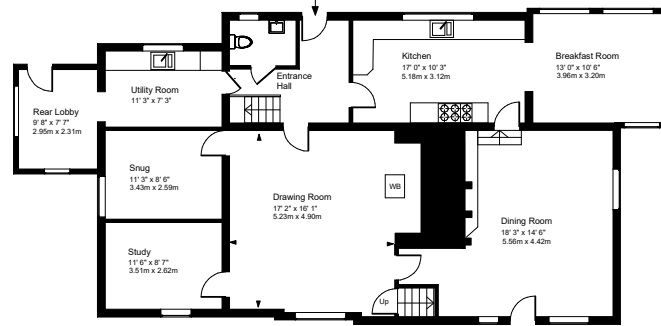
It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

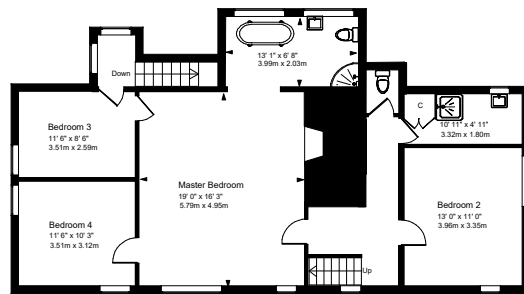
The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Walnut Tree Farm - House

Approx. Gross Internal Floor Area : 2,965 Sq. Ft. / 276 Sq. m

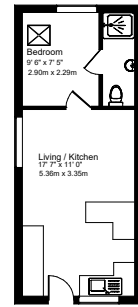


Ground Floor

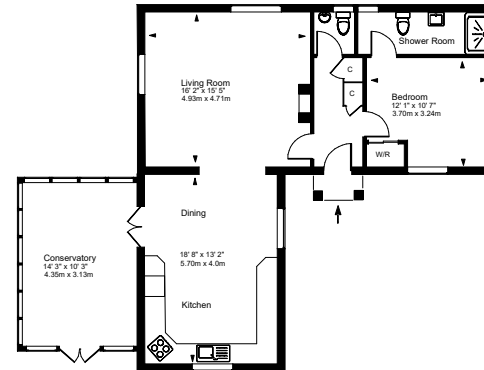


First Floor

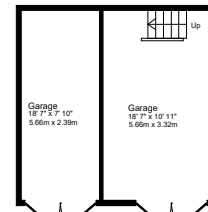
Approximate Gross Internal Floor Area House : 2,640 Sq. Ft. / 245 Sq. M.
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Drawing Number : 184-6j



Annexe
Approx. Gross Internal Floor Area : 310 Sq. Ft. / 29 Sq. m



Walnut Tree Farm Cottage
Approx. Gross Internal Floor Area : 965 Sq. Ft. / 90 Sq. m
Includes Conservatory



Approx. Gross Internal Floor Area : 355 Sq. Ft. / 33 Sq. m

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Directions

From the M20 motorway leave at Junction 9 and proceed to the upper roundabout by the John Lewis at Home store. Follow signs to Lenham/A20. Proceed for a few miles passing through Hothfield passing both an hotel on the left and a restaurant on the right. Look for a large commercial cold storage plant on the right hand side and an adjacent slip road. Turn off the road adjacent to

the plant and bear immediately into the slip road to the right hand side whereupon the entrance to the property will be found via the five bar gate.

Viewing

Strictly by appointment only. If you would like to view this property please telephone our offices (Ref C1418)



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Ashford Office
Romney House
Orbital Park
Ashford TN24 0HB
01233 506260

Tenterden Office
9 The Fairings
Oaks Road
Tenterden TN30 6QX
01580 766766

Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

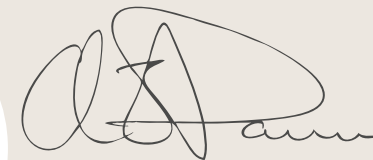
To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have 25 years of experience – the majority of which have been spent working specifically within the Country Houses market.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Country Houses, Ashford Homes, The Villages, Tenterden Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.

A handwritten signature in black ink, appearing to read 'Alex J Davies'.

Alex J Davies FNAEA MARLA
Managing Director & Head of
Hobbs Parker Country Houses