



'Our Focus Determines Your Reality'



New Barn Road
Hawkenbury
Kent
TN12 0EE



Entrance Hall * Drawing/Dining Room * Study
Kitchen/Breakfast Room * Cloakroom

Principal Bedroom with Bathroom * Four Further Double Bedrooms
Family Bathroom * Attic Room

Garden and Grounds Approximately 4.5 Acres
Stable Block * Manege * Off Road Parking



STUNNING GRADE II LISTED FAMILY HOME

Believed to date from the mid-16th century with later additions, this stunning Grade II Listed farmhouse sits at the end of a tree lined drive, occupying a rural though not isolated location in the hamlet of Hawkenbury. Full of character with period features throughout whilst providing the comfort and convenience of modern living, the farmhouse benefits from attractive gardens and grounds of approximately 4.5 acres and comes with a three stable/barn/feed room block and manege.

The accommodation consists of an entrance hall, a triple aspect drawing/dining room with two fireplaces, a double aspect study with doors to the garden, a triple aspect kitchen/breakfast room and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with open-plan bath/shower room, three further double bedrooms and a family bathroom. There is an attic room which subject to the necessary permissions could create further accommodation.

The mainline station at Staplehurst is a short drive and the farmhouse is conveniently situated for access to the major road networks.



HAWKENBURY

The rural hamlet of Hawkenbury lies in between the villages of Staplehurst and Headcorn with both high streets incorporating a good selection of local shops, doctors' surgeries, primary schools and amenities. More comprehensive shopping is available Maidstone, Tunbridge Wells and Ashford.

SCHOOLS AND CONNECTIONS

Mainline Rail Services are available from either Staplehurst or Headcorn Stations with frequent services to London Bridge, Cannon Street and Charing Cross.

There are various schools in the area including Grammar Schools in Maidstone, Tunbridge Wells and Ashford and Private Schools such as Sutton Valence, Dulwich Prep School, Marlborough House and Bethany.

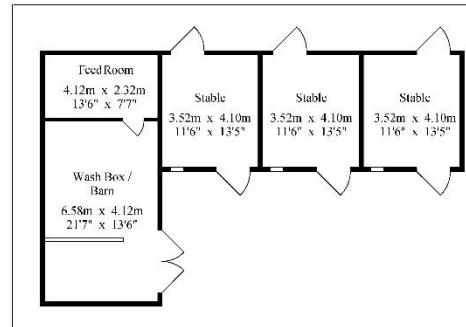
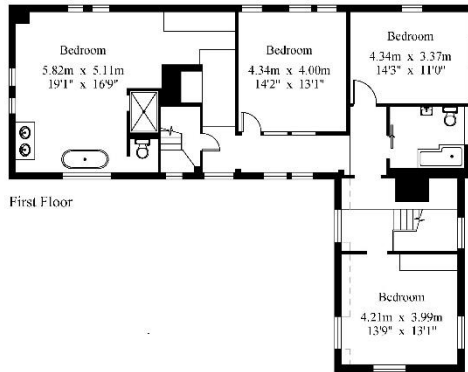
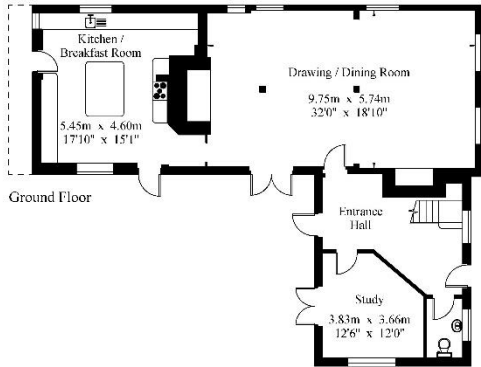
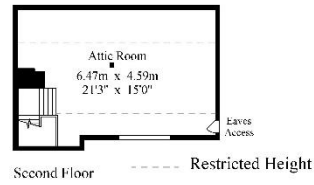


Farthing Green Farm

House - Gross Internal Area : 284.3 sq.m (3060 sq.ft.)
 Stables - Gross Internal Area : 82 sq.m (882 sq.ft.)



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SERVICES

Mains electricity and water. Oil fired central heating. Private Mantair sewage treatment plant located in the back garden under the vegetable patch.

EPC Rating: n/a

Maidstone Borough Council - Council Tax Band G

Covenants dating to 1994 between Farthing Green Farm and Farthing Green Barn: (mutual stipulations) – full details available on request.

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

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