



'Our Focus Determines Your Reality'



Four Oaks Road
Headcorn
Kent
TN27 9NY



Drawing Room * Dining Room * Family Room * Study
Kitchen and Breakfast Room * Utility Room * Two Cloakrooms

Principal Bedroom Suite * Five Further Double Bedrooms, Four Ensuite
'Secret' Attic Room * Family Bathroom

Gardens and Grounds approx. 11 Acres * Off Road Parking
Garaging * Swimming Pool * Pool House and Garden Store



IMPRESSIVE GRADE II* LISTED WEALDEN FARMHOUSE

This impressive Grade II* Listed Wealden farmhouse is believed to date from the 16th century with later additions. Enjoying a rural position along a private road, leading from a country lane on the outskirts of Headcorn, the farmhouse sits in gardens and grounds of approximately 11 acres.

Full of character and exhibiting surprisingly high ceilings for a property of its age, the accommodation consists of a partially panelled drawing room with fireplace, a dining room with inglenook fireplace and log burning stove, a kitchen and breakfast room with doors to the veranda, family room, study, utility room and two cloakrooms on the ground floor. There is lapsed planning for the addition of an orangery.

On the first floor there is a principal bedroom suite, bedroom, dressing room and shower room, three further double bedrooms, two with ensuite showers and one with an ensuite bathroom and a family bath and shower room. Stairs lead to two further attic bedrooms, one with ensuite shower room. There is also a further 'secret' room accessed via one of the bedrooms.

Outside the property is approached via a private road onto driveway which leads to the garaging. There are gardens and grounds of approximately 11 acres reaching to a river frontage. The gardens are laid predominantly to lawn with mature flower beds. There is a swimming pool with pool house and garden store, a vegetable garden, a feature pond and an area of orchard.



HEADCORN

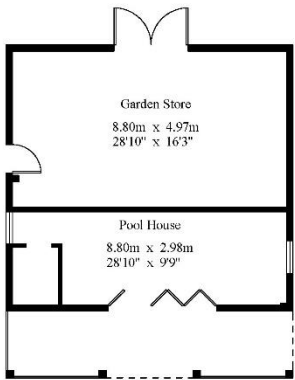
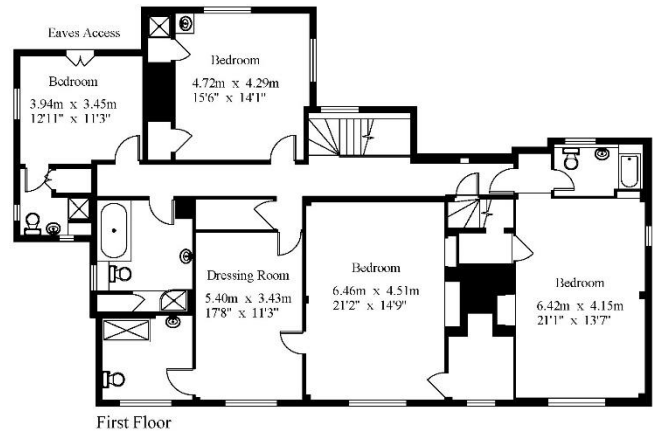
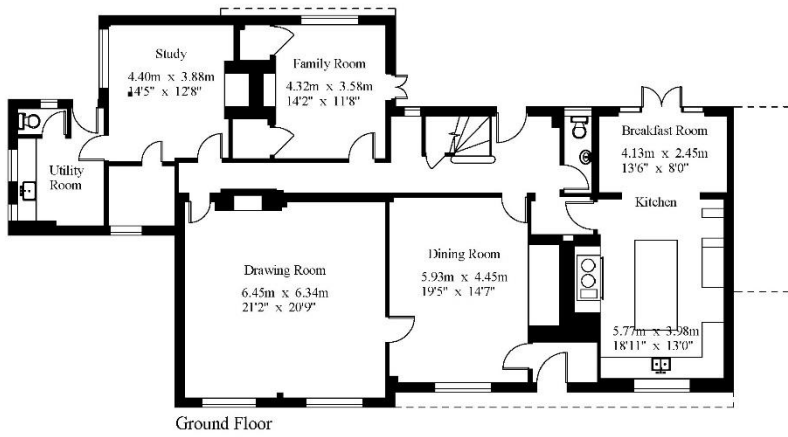
Headcorn offers a variety of shops including a small supermarket and other everyday amenities such as banking, sporting and recreational facilities and a modern medical centre.

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.





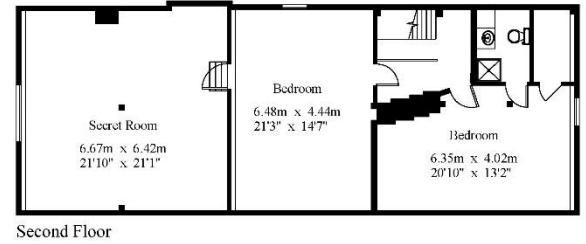
Kelsham Farm

House - Gross Internal Area : 497.6 sq.m (5356 sq.ft.)
Pool House - Gross Internal Area : 71.8 sq.m (772 sq.ft.)



For Identification Purposes Only.

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SERVICES

Mains electricity and water. Dual heating - Bio-fuel 100kw wood gasification boiler or oil. Private cess pit drainage, located at the end of the garden at the back of the house.

EPC Rating: n/a

Kelsham Farm owns the driveway, there is a covenant that says for use as a single private residential dwelling not commercial use except home office.

Maidstone Borough Council - Council Tax Band H

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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