



EQUUS

Country & Equestrian



KEEPERS FARM



KEEPERS FARM, Old Ham Lane, Lenham, Maidstone, Kent, ME17 2LT

An attractive grade II Listed detached home set in 3.74 acres (*TBV) with excellent equestrian facilities including 6 timber loose boxes of various sizes, hay barn, tack room, floodlit post and railed 20m x 45m all weather riding arena and paddocks. This charming property dates back to the 14th century and exudes a wealth of exposed beams and period features including two impressive inglenook fireplaces within the dining room and sitting room.

ACCOMMODATION-Refer to the floor plans for layout and sizes. At the heart of the home is a stunning bespoke open plan kitchen and breakfast room with vaulted ceiling and substantial island and breakfast bar enhanced by exquisite joinery and granite worktops along with integrated appliances and double range stove with Aga and fridge freezer set within custom built cabinetry. The whole interior is tastefully decorated with reasonable head height to most rooms. The balance of the accommodation includes: An entrance hallway with Amtico tiled flooring, staircase to first floor, characterful beamed dining room and sitting room each including an inglenook fireplace with a central wood burning stove between, cosy study area and utility/boot room/cloakroom. Upstairs there are three bedrooms (one with walk in dressing room- could be converted to an ensuite) plus well-appointed family bathroom.

ACCOMMODATION

LOCATION & AREA AWARENESS

The property enjoys a semi-rural position on the edge of Lenham Village, which offers an attractive selection of independent shops, quaint cafés, and traditional public houses centred around the village square. Both Lenham and Maidstone provide high-speed rail links into London, with journey times of just over an hour. Nearby, the village of Leeds is home to the magnificent Leeds Castle. Over 900 years old and set within more than 500 acres of stunning park-like grounds, it is renowned as the loveliest castle in the world and draws visitors from across the globe.

Maidstone, the county town, lies less than eight miles from Harrietsham and offers an extensive range of high-street shopping, including a number of major department stores. The town also boasts excellent recreational facilities and several outstanding secondary and independent schools. The charming market town of Faversham, approximately 12 miles away, features a vibrant mix of high-street shops and independent retailers lining its attractive high street and bustling market square. The town also offers superb leisure amenities, including both indoor and outdoor swimming pools, a cinema, a large park and recreation ground, a museum, and numerous pubs and restaurants. Further afield, Ashford provides additional leisure and retail opportunities. Eureka Park hosts a variety of restaurants, as well as Bannatyne Health Club & Spa, Cineworld, and a Travelodge.

The McArthurGlen Designer Outlet around an 18-minute drive is currently undergoing significant expansion, set to double the size of this already major shopping destination.

EQUESTRIAN FACILITIES & GARAGE

REFER TO THE PLANS for the sizes, shape of the outbuildings. Compact yard on concrete with all aspects for the equestrian close by. Power and water laid on with good lighting.

RIDING ARENA - 20m 45 silica sand and rubber with post and rail. Located directly from yard.

STABLES - x8 stables / **HAY STORE** and 2 other **STORES**, **FEED ROOM** and **TACK ROOM**, 2 sheds.

Off the drive a detached open bay timber **GARAGE** and integral **STORE** all on concrete.

LAND & GROUNDS

The whole site is 3.74 acres (*TBV) of level grounds and includes all the outbuildings and arena as well as the garden and house. *The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Detached Grade 2 listed property /

PROPERTY CONSTRUCTION: Brick and timber / **NUMBER &**

TYPE OF ROOM/S: see attached floor plans.

PARKING: Multiple approx. 4 to 4 cars / **LOCAL AUTHORITY:**

Maidstone / **TAX BAND:** G

EPC RATING: Exempt Grade Listed. However one has been done.

SERVICES

HEATING: Oil / **SEWAGE:** Cess Pit / **WATER SUPPLY:** Mains /

ELECTRICITY SUPPLY: Mains

HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

www.goodschoolsguide.co.uk | www.homecheck.co.uk |

www.floodrisk.co.uk | www.environment-agency.gov.uk -

www.landregistry.gov.uk | www.homeoffice.gov.uk |

www.ukradon.org

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>



VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent
Equus Country & Equestrian, South East/South West
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W: www.equusproperty.co.uk

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By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock sh

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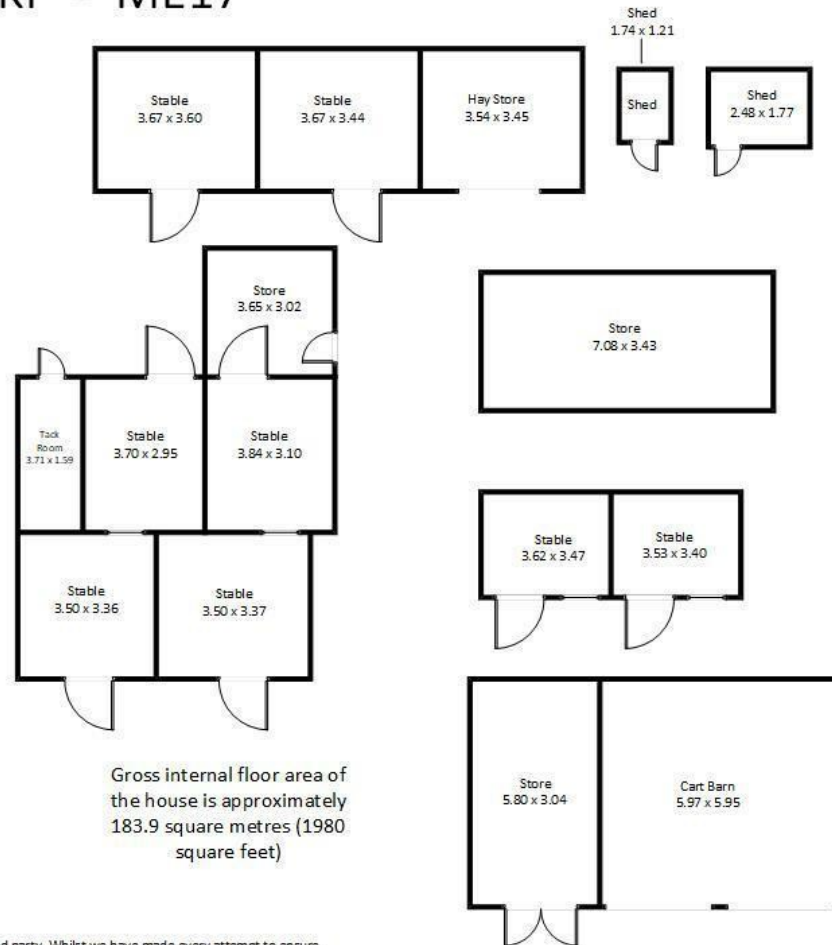
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4. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT may be payable.

Guide price £1,095,000



KF - ME17



Gross internal floor area of the house is approximately 183.9 square metres (1980 square feet)

This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.
 InvictaEPC www.invictaepec.com email: rwood@invictaepec.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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