

# The Farmhouse Bilsington



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**A Grade II listed former hall house with a 17th century core and Georgian frontage, newly revived with notable, inspired interiors.**

The Farmhouse is a fine Grade II listed country home of great integrity, with preserved original period features that seamlessly combine with sophisticated traditional fittings, imbuing a sense of warmth, comfort and tranquillity throughout. The house is set within extensive, relaxed gardens with a large paddock and garage, in a peaceful rural Kent setting. The Saxon Shore Way is on the doorstep with enchanting woodland walks, together with good proximity to the High-Speed train service from Ashford International.

There are three beautifully curated reception rooms, providing excellent space for both relaxing and entertaining. These include a comfortable sitting room with dual aspect and a grand inglenook fireplace, as well as a formal dining room featuring an attractive ceiling rose and fireplace with log-burner. Centred around a cosy wood-burning stove, the library is a magnificent room with extensive built-in storage, rich wood panelling and a natural plaster ceiling.

The well-equipped kitchen is fitted with Shaker-style cabinetry, a butler sink, a fireplace recess housing an Aga, and limestone flooring. A door from the kitchen leads to the utility room. A larch clad boot room is ideal for preparing for country walks, together with an adjoining cloakroom.

On the first floor are four charming bedrooms each with country views. The principal bedroom benefits from a generous dressing room and bedroom 3 has an en suite bathroom. A family bathroom serves this floor, fitted with a roll-top bath and separate shower. On the second floor is a fifth bedroom with an adjoining study area and useful eaves storage – an ideal space for guests or teenagers.

Outside, the property is surrounded by extensive gardens and rolling lawns, interspersed with meadow areas and backing onto open countryside offering scenic rambling routes.

A south-west facing terrace provides an ideal setting for al fresco dining, complemented by a small orchard, mature trees and established hedgerow borders. A large paddock with field shelter has separate vehicular access.

The property is approached via an electric gated gravel driveway, providing ample parking and leading to a detached triple garage with EV charger.

**2,997 sq ft (278 sq m) | Freehold  
3 reception rooms | 5 bedrooms and 2 bathrooms  
Triple garage with EV charger | Extensive garden and paddock  
About 1.4 acres**

**Guide price £1,575,000**

### Location

The property is situated in a rural position close to the small village of Bilsington, approximately three miles from Aldington, which offers a good range of local amenities. The nearby town of Ashford provides a wide range of shopping and leisure facilities. The area is well placed for access to highly regarded schooling, including independent schools such as Ashford School and Benenden School, as well as grammar schools including Highworth Grammar School for Girls, The Norton Knatchbull School, and the Simon Langton Grammar Schools in Canterbury.

Transport links are excellent, with the M20 easily accessible, Ashford International providing high-speed services to London St Pancras from around 36 minutes, and international connections via Eurotunnel at Folkestone and ferry services from Dover.

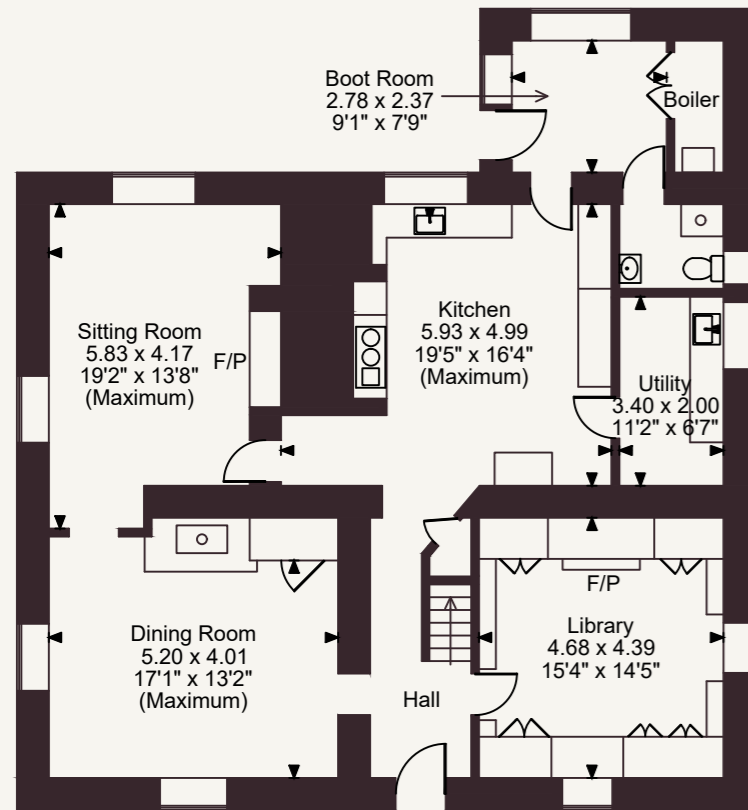
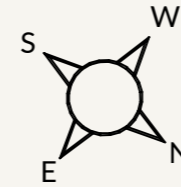
Postcode region: TN25

### General

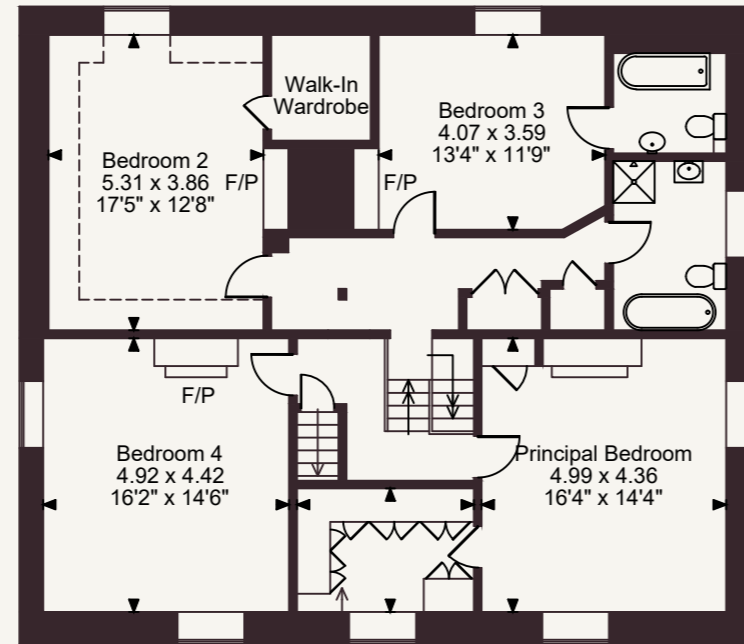
Local Authority: Ashford Borough Council  
Services: Mains electricity and water. Oil heating. We understand that the private drainage at the property complies with the relevant regulations; confirmation is being sought.  
Council Tax: Band G  
EPC Rating: F  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



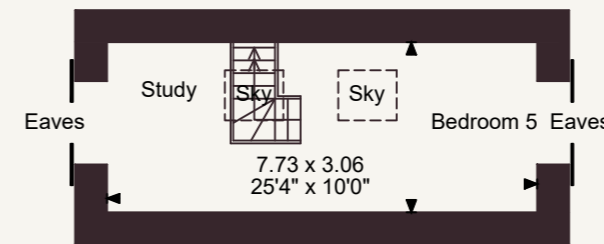
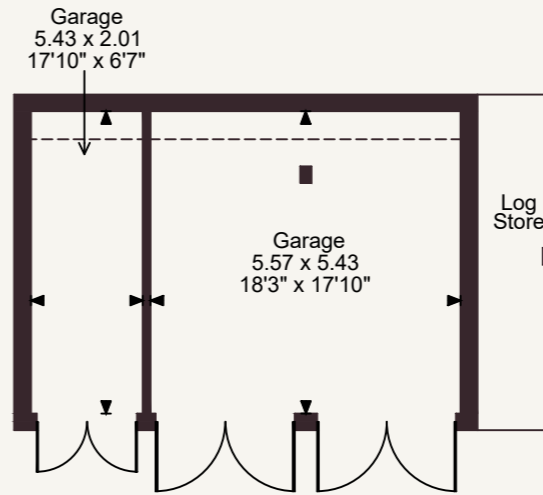
The Farmhouse Bilsington, Ashford  
 Main House internal area 2,997 sq ft (278 sq m)  
 Garages internal area 410 sq ft (38 sq m)  
 Stable & Shed internal area 236 sq ft (22 sq m)  
 Total internal area 3,643 sq ft (339 sq m)  
 Quoted Area Excludes 'Log Store'



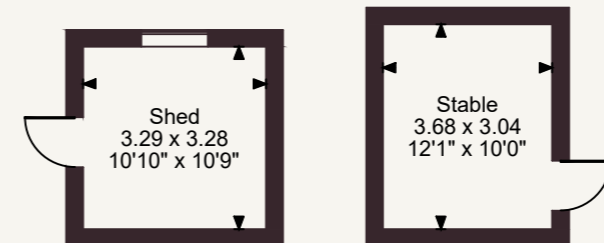
Ground Floor



First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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**Strutt & Parker Canterbury**

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