



Jeffries, Claxfield Road, Lynsted, Kent

Jeffries

Claxfield Road, Lynsted, Kent ME9 0JD

A glorious detached Grade II listed Tudor home with outbuildings and a tennis court set within extensive grounds.

Faversham 5 miles, M2 (Junction 6) 5 miles,
Canterbury 14 miles

Reception hall | Sitting room | Drawing room
Office | Kitchen/breakfast room | Cellar/utility
Cloakroom | Principal bedroom with en suite
Shower room | 2 Further bedrooms | Dressing
room /bedroom 4 | Family bathroom
Bedroom 5/study | Garden | Double garage
Stores | Summer house/office | Stables | Tennis
court | EPC rating F | In all about 5 acres

The property

This charming Grade II listed property offers an abundance of period features intermingled with tasteful contemporary touches, having been sympathetically extended and enhanced over the years.

The impressive reception hall has towering 2 storey leaded windows, which flood the space with warm natural light and offer stunning views. The comfortable sitting room with bay window provides a welcoming area to relax and sits alongside the large and elegant drawing room with brick-built inglenook fireplace and the dragon beam. The adjacent open plan kitchen/breakfast room is an impressive space. The kitchen comprises a wide variety of in-keeping traditional wall and base units, a large central granite-topped island with an inset AGA cooking range and a butler sink, as well as ample room for sociable dining and relaxing by the fire. There are double French doors onto the properties' sunny terrace.

The office has wide wooden floorboards. On the lower ground floor level is a useful cellar,

being used as a utility area, complete with a cloakroom.

The first floor allows a further vantage point from the landing, offering far-reaching views of the grounds and countryside beyond, - the guest bedroom has an adjoining en suite shower room. Two additional very well-sized bedrooms are found on this floor, both with built-in storage and peaceful garden outlooks. The family bathroom is a handsome blend of sleek modern facilities and traditional period charm, with a freestanding bathtub, a feature fireplace and a separate glass walk-in shower. There is also a sizeable fourth bedroom currently arranged as a dressing room.

A staircase leads to the second floor bedroom 5/study.

Outside

There are substantial parkland grounds, with a wide variety of mature trees, and hedges. The house, which is set down slightly into a paved, walled terrace decorated with flowerbeds and with steps up to the lawns. The terrace offers the ideal spot in which to entertain, with attractive views of both the beamed, Kent peg-tiled house and the lush gardens beyond.

A path leads to the large forecourt and wooden double-storey barn garages, with incredible first floor potential, as well as the five-room detached stables and a bespoke greenhouse. Sitting behind, encompassed by a semi-circle of hedging, is a well-maintained vegetable garden.

There is also a charming pond with a stepped stream water feature trickling down to a smaller body of water, near a hexagonal decked seating area, as well as a full-size tennis court and an oak weatherboarded summer house, offering an extra office space.

The house has two drives, the original east drive, and the longer north drive where the final access to the lane is by agreement with the farmer.













Location

Jeffries lies within the picturesque parish of Lynsted and is surrounded by beautiful countryside offering many scenic walks/rides.

The nearby village of Teyham offers day-to-day amenities including shops and a primary school. For a more comprehensive range of cultural, recreational and leisure facilities, Sittingbourne, Faversham and Canterbury are all within easy reach. There are excellent road and rail connections close by, as are a good range of state and independent schools.

Directions

From M2 (Junction 6): Take the A251 exit towards Faversham/Ashford and take a left onto Ashford Road. Stay on this road at the first roundabout and take a further left onto Canterbury Road (A2). At the next roundabout, take the first exit onto London Road. In approximately 3.4 miles, take the left onto Claxfield Road and the property will be on the right-hand side.

General

Local Authority: Swale Borough Council
Services: Mains water and electricity, private drainage (details to be confirmed); electric underfloor heating.

Council Tax: Band G **Tenure:** Freehold
Guide Price: £1,650,000

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com
 struttandparker.com

[@struttandparker](#)

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Jeffries, Claxfield Road, Lynsted, Kent
 Main House internal area 2,964 sq ft (275 sq m)
 Summer House/Office internal area 162 sq ft (15 sq m)
 Stables & Barn internal area 2,047 sq ft (190 sq m)
 For identification purposes only.



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

□ □ □ Denotes restricted head height

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