



# Kingsnorth Manor Farm

Crumps Lane, Ulcombe, Kent



## A fine Grade II\* Listed detached five-bedroom farmhouse with annexe and outbuildings in a beautiful rural setting

An impressive timber-framed period property featuring beautifully presented accommodation, sensitively combining modern amenities with a wealth of period detail, including exposed beams and original fireplaces. Located near a sought-after village and its amenities, the house is within easy reach of town centre facilities, the station and motorway network.



**3 RECEPTION ROOMS**



**5 BEDROOMS  
4 BATHROOMS**



**2 BED ANNEXE**



**COACH HOUSE  
& DRIVEWAY**



**ABOUT 4.5  
ACRES**



**FREEHOLD**



**RURAL/  
VILLAGE**



**3,870 SQ FT**



**GUIDE PRICE  
£1,650,000**

### The property

Dating from the late 16th and early 17th centuries, Kingsnorth Manor Farm is a detached timber-framed property offering 2,898 sq ft of light-filled flexible accommodation arranged over three floors.

The space is configured to provide an elegant and practical living and entertaining environment, sensitively combining modern amenities with period detail, including leaded casement glazing, exposed wall and ceiling beams and original fireplaces.

The accommodation flows from a ribbed front door and welcoming split-level reception hall with feature chequerboard-tiled flooring. The sitting room and dining room both feature inglenook open fireplaces, with the sitting room having French doors to the terrace.

The generous kitchen benefits from an inter-connecting fitted utility room with a cloakroom and access to the rear terrace. The kitchen itself has exposed wooden flooring, Shaker-style base units, wooden worktops, an Aga, Belfast sink, modern

integrated appliances and space for a table for more informal meals.

The first floor is accessed over two staircases rising from the reception hall, one with an original octagonal newel post linking the ground to the second floor. The principal bedroom has a front aspect bay window, a dressing area and en suite shower room with twin sinks. There are two further front aspect double bedrooms, one with en suite bathroom, together with a family bathroom at this level.

The vaulted second floor houses the property's two remaining double bedrooms, a playroom and a family shower room.

### The Oast House

A detached three-storey oast house annexe to the rear of the property provides a hall, circular sitting room, kitchen, two circular bedrooms, a bathroom and a circular attached store.



































# Kingsnorth Manor Farm ME17 1EU

Total Area - 1.86 ha / 4.59 ac

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No ES 100018525

Not to Scale. Drawing No. Z26298-01 | Date 09.09.25





## Outside

Having plenty of kerb appeal, the property is approached through a five-bar gate over a gravelled side driveway providing private parking and giving access to a courtyard with a range of outbuildings. These include a coach house with garaging/stores and open-sided barns, which offers further accommodation potential, subject to any necessary consents.

The well-maintained formal wraparound garden is laid mainly to lawn bordered by mature shrubs and trees and features numerous seating areas, a pond, orchard, summer house and vegetable garden with raised beds, greenhouses and adjacent hanger/store together with a gravelled rear terrace. The whole is ideal for entertaining and al fresco dining and enjoys views over the property's remaining land and surrounding countryside.

## Location

The property is situated in a picturesque rural position between the Kent Downs and High Weald National Landscapes. Ulcombe has a church, village hall and primary school. Nearby Headcorn offers more comprehensive shopping, a supermarket, pubs, cafés and a primary school. The county town of Maidstone has an extensive range of shops, recreational, sporting and entertainment facilities. Local sporting facilities include numerous golf courses.

Transportation links are excellent: the M20 links to major regional centres and the motorway network, Headcorn provides buses to Maidstone and a mainline station with regular services to London Bridge, Charing Cross, Ashford and the coast, whilst Ashford International station offers High Speed rail services to St Pancras from around 36 minutes. London Victoria and Maidstone can also be readily accessed via the nearby Lenham mainline station.

## Distances

- Ulcombe 1.2 miles
- Headcorn 2.5 miles
- Sutton Valence 3.3 miles
- Harrietsham 4.4 miles
- Lenham 5.1 miles
- Maidstone 8.6 miles

## Nearby Stations

- Headcorn
- Lenham
- Ashford International

## Key Locations

- Leeds Castle
- Mote Park
- Sissinghurst Castle Gardens
- Kent Downs National Landscape and the Pilgrim's Way
- Wine Garden of England
- Howletts Wild Animal Park

## Nearby Schools

- Sutton Valence School
- Maidstone Grammar Schools
- Several village primary schools are available within a short driving distance
- Numerous Ashford, Tonbridge and Sevenoaks grammar and independent schools are easily accessed via Headcorn station







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

□ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8658846/SS

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July and August 2025. Particulars prepared September 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

## Floorplans

Main House internal area 2,898 sq ft (269 sq m)  
 Oast House internal area 972 sq ft (90 sq m)  
 Store internal area 193 sq ft (18 sq m)  
 Outbuildings internal area 5,215 sq ft (484 sq m)  
 Greenhouses and Summer House internal area 508 sq ft (47 sq m)  
 Total internal area 9,786 sq ft (909 sq m)  
 For identification purposes only.

## Directions

ME17 1EU  
**what3words:** ///mushroom.trappings.response - brings you to the property

## General

**Local Authority:** Maidstone Borough Council

**Services:** Mains electricity and water. We understand that the private Klargestor system drainage is compliant with the relevant regulations. Oil heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Main House - Band G; The Oast - Band D

**EPC Rating:** Main House - E; The Oast - F

**Planning:** Prospective purchasers should make their own enquiries of Maidstone Borough Council

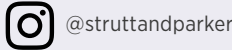
**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Canterbury

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

**01227 473700**

canterbury@struttandparker.com  
 struttandparker.com



Over 50 offices across England and Scotland,  
 including Prime Central London

For the finer things in property.

