



# Home Farm House

Deerton Street, Teynham, Kent

## A delightful Grade II listed farmhouse with elegant contemporary styling and various splendid original details

A handsome detached period farmhouse, thoughtfully renovated to provide stylish accommodation. The property features charming Tudor elevations of exposed timber and plaster infill with splendid projecting gables, while inside the living space features chic, elegant styling, which pays respect to the house's highly attractive original details.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS  
1 CLOAKROOM**



**OUTSIDE**



**ABOUT 0.34  
OF AN ACRE**



**FREEHOLD**



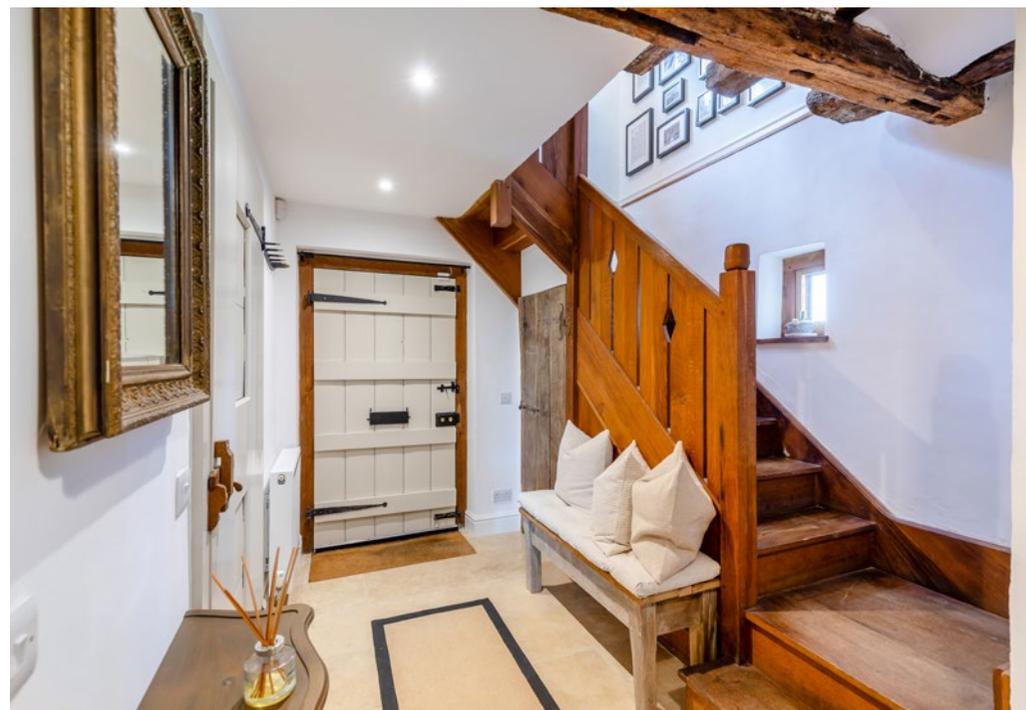
**RURAL/  
VILLAGE**



**2,579 SQ FT**



**GUIDE PRICE  
£1,150,000**



### The property

Home Farm House is a handsome Grade II listed property in the Tudor style, combining a wealth of beautiful period features with elegantly appointed contemporary accommodation. The property dates from the 16th century and features delightful original details including the exposed timber framing and projecting first-floor gables, which overhang the ground level in the style characteristic of the era.

Inside, much of the original timber framing and joinery remains, but the living space has been elevated by thoughtful, attractive renovation and styling to create an attractive living space.

There are two well-presented reception rooms on the ground floor, with the main living space being the generous sitting room and dining room, which has wooden parquet flooring, a triple aspect and a grand brick-built fireplace fitted with a log-burner. There is also a comfortable snug with an ornate cast-iron open fireplace, exposed beams overhead and a large leaded window overlooking the rear gardens.

The kitchen and breakfast room offers further social space, with its brick flooring, Shaker-style units, butler sink and stainless steel range cooker.

The cellar has a utility room and a store, providing further space for home appliances and storage.

On the first floor there are four attractive bedrooms, including the luxury principal bedroom, which has double doors opening to a dressing room with built-in storage, as well as an en suite shower room with a large shower enclosure, which has a rainfall shower head. The first floor also has a family bathroom with a freestanding roll-top bathtub and a separate shower.

On the second floor you will find a further well-proportioned double bedroom with an en suite bathroom, also featuring a freestanding bathtub and separate shower. A door leading from the en suite bathroom opens to a large boarded loft storage space.







## Outside

A lane provides access to the house and to the gravel driveway, which sits behind a five-bar wooden gate and provides plenty of parking space.

At the far end of the plot there is a separate entrance, providing access to the detached, timber-framed garage for further parking and storage. Stairs lead to the first floor of the garaging block, where there is a large room which is currently used as a gym, but could be converted into a studio, office or annexe.

The gardens surrounding the house are mostly south facing and include an area of lawn with border hedgerows and various mature trees, as well as a patio for al fresco dining, with borders of lavender.



## Location

Home Farm House is set in the small hamlet of Deerton Street, close to the larger village of Teynham and between the towns of Faversham and Sittingbourne.

Teynham offers various everyday amenities, including a local shop, a village hall, two pubs and a primary school, while the bustling market town of Faversham and nearby Sittingbourne both provide a variety of high street shops, large supermarkets and leisure facilities, plus primary and secondary schools in the state sector.

Teynham's mainline station provides twice-hourly services to London Victoria (from 80 minutes), while Sittingbourne station provides more regular services to London Victoria, Cannon Street and St. Pancras International, with each taking approximately an hour. The mainline rail service from Faversham station offers regular services to London St Pancras, Cannon Street and Victoria from around 66 minutes.

The area is well connected by road, with the M2 approximately five miles away. For leisure, there is golf at Faversham, superb walking cycling and riding routes in the surrounding countryside, and sailing on the Swale, with the nearest marina being at Conyer, approximately two miles away.

### Distances

- Teynham 1.1 miles
- Faversham 3.6 miles
- Sittingbourne 4.4 miles
- Canterbury 12 miles
- Ashford 16 miles
- Maidstone 17 miles

### Nearby Stations

- Teynham 1.3 miles

### Key Locations

- Faversham Town & Market
- The Cave Golf Course and Hotel
- Whitstable
- Chilham Castle & Village

### Nearby Schools

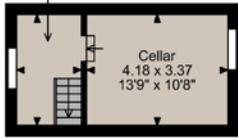
- Queen Elizabeth's Grammar School
- Kent College
- The King's School, Canterbury
- Lorenden Preparatory School



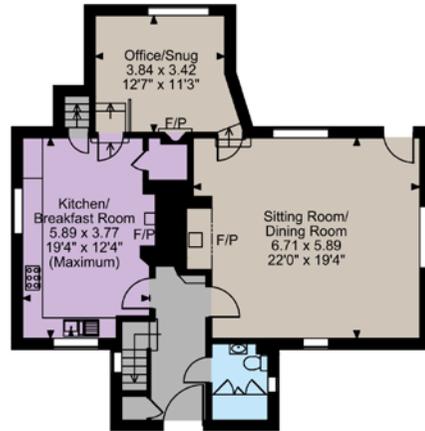




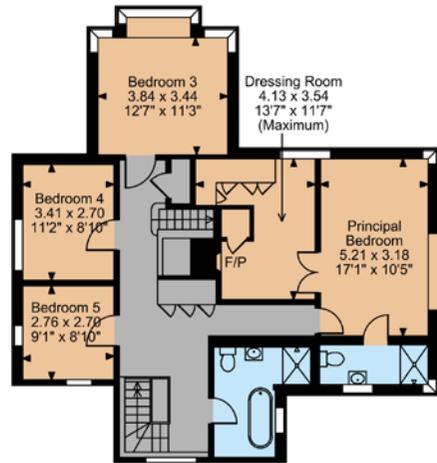
Utility/Storage  
3.25 x 1.92  
10'8" x 6'4"



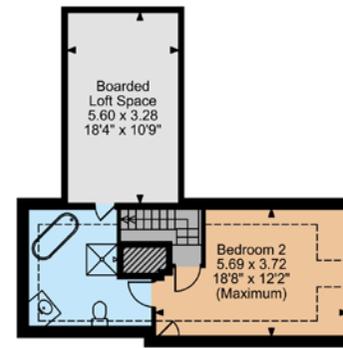
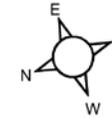
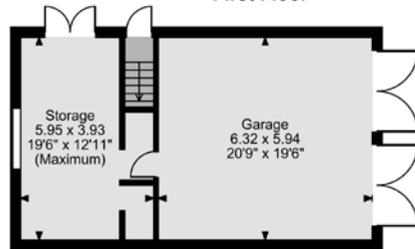
Lower Ground Floor



Ground Floor



First Floor



Second Floor Eaves

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

--- Denotes restricted head height

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## Floorplans

Main House internal area 2,579 sq ft (240 sq m)

Garage building internal area 995 sq ft (92 sq m)

Total internal area 3,574 sq ft (332 sq m)

For identification purposes only.

## Directions

ME9 9LL

What3words: ///hypnotist.tentacles.watchdogs - brings you to the driveway

## General

Local Authority: Swale Borough Council

**Services:** Mains electricity and water, oil fired heating, and private drainage, We understand that the private drainage at this property complies with the relevant regulations.

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

**Council Tax:** Band G

**EPC Rating:** E

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

## Canterbury

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