



Spring Farm, East Hall Hill, Boughton Monchelsea, Kent

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**STRUTT
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Spring Farm East Hall Hill Boughton Monchelsea Maidstone Kent ME17 4JX

A farmhouse with land and a ragstone barn in a simply stunning location.

Available as a whole or in 3 lots

Boughton Monchelsea 1.9 miles, Maidstone town centre 5.0 miles, Maidstone West mainline station 5.5 miles (55 minutes to London St. Pancras International, M20 (Jct 8) 5.9 miles, London Gatwick Airport 45 miles, Central London 48 miles

Sitting room | Dining room | Kitchen
4 Bedrooms | Dressing room | Family bathroom
Garage | Shed | Shepherd's hut | Gardens
18 acres | EPC rating E

Property

Position,position,position! For sale, a farmhouse with 18 acres and a ragstone barn that offers much potential. four bedrooms and various character features, including exposed timber beams, sash windows and original fireplaces.

The main reception room is the 26ft sitting room, which has an open fireplace and a dual aspect with a window seat and expansive views across the grounds and countryside beyond. There is also a dining room with French doors opening onto the garden, and a kitchen with fitted units to base and wall level and space for all the necessary appliances.

Upstairs there are four comfortable bedrooms, two of which are doubles, as well as a useful dressing room with built-in storage. The first floor also has the family bathroom with its over-bath shower.

Outside

The farmhouse is set in far-reaching grounds with rolling fields and meadows, which are ideal for grazing livestock. At the front of the house, the concrete driveway provides plenty of parking space and access to the 39ft detached garaging block, which can be used for parking cars and storing farm machinery, or as workshop space. in the far southern field is a ragstone barn - thought to be a shepherd's hut with 200sq ft of floorspace. At the rear of the house, the south-facing garden features paved terracing and an area of lawn, as well as various established shrubs, trees and hedgerows.

Location

The property occupies a peaceful rural position in the heart of the Kent countryside. The villages of Boughton Monchelsea and Chart Sutton are both within two miles, providing various everyday amenities including a post office, a pub, a village hall and a primary school in Boughton Monchelsea. Coxheath is three miles away, providing further local facilities, while the bustling county town of Maidstone is less than five miles away. Schooling in the area includes further primary schools in the nearby villages, the independent Sutton Valence School and a choice of state secondary schools in Maidstone, including the outstanding-rated School of Science and Technology, Invicta Grammar School and Maidstone Grammar School for Girls. Transport links in the area are well connected, with the M20 six miles away and mainline rail services available from Maidstone (approximately 1 hour to London Victoria, Charing Cross and St. Pancras International).

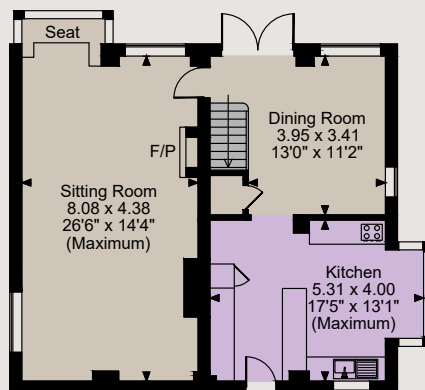




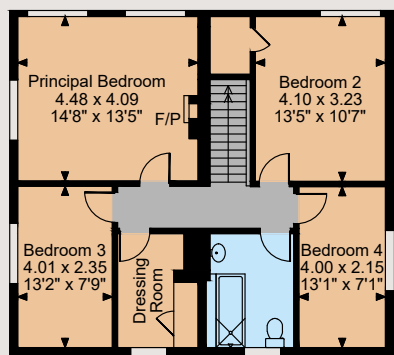




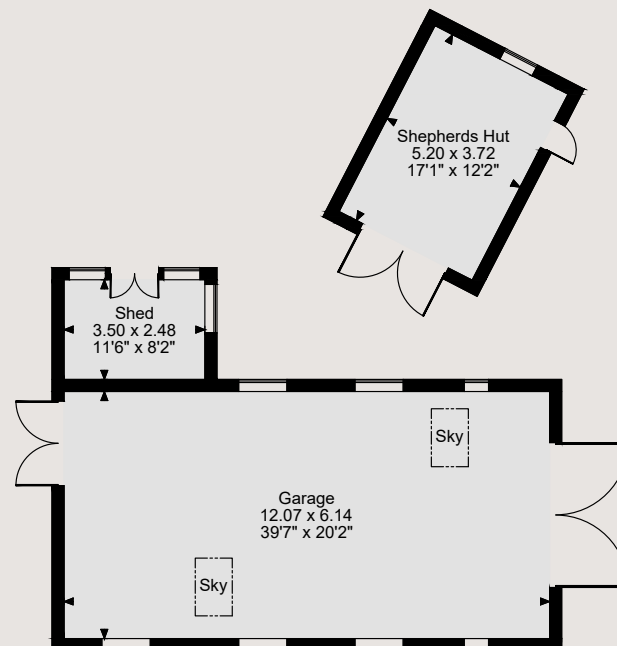
Spring Farm, East Hall Hill, Boughton Monchelsea
Main House internal area 1,625 sq ft (151 sq m)
Garage & Shed internal area 891 sq ft (83 sq m)
Shepherds Hut internal area 208 sq ft (19 sq m)
Total internal area 2,724 sq ft (253 sq m)



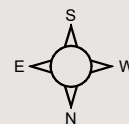
Ground Floor



First Floor



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

From Sevenoaks, take the A25 towards the M26 and join the coastbound carriageway before merging onto the M20. Leave the M2 at junction 8 and at the roundabout, take the third exit, followed by the first exit at the following roundabout onto the A20. Continue straight ahead at one roundabout and at the next roundabout, take the second exit onto the B2163/Penfold Hill. After 2.7 miles on the B2163, turn right onto the A274 and then turn immediately left to re-join the B2163/Plough Wents Road. After 1.7 miles, turn left onto Wierton Road and after a further 0.6 miles, turn left onto East Hall Hill. You will find the property on the left after 0.3 miles.

General

Local Authority: Maidstone Borough Council

Services: Mains water and electricity. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,100,000 for the whole

Sevenoaks

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