

Hecton Farm
Friday Street, East Sutton



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Land and property. Since 1885.



3,191 sq ft (296 sq m) | Freehold

3 reception rooms | 5 bedrooms

Extensive outbuildings, stables and barns | Manège | Paddocks

About 12.77 acres

Offers over £1,750,000



An exceptional Grade II listed period farmhouse of great quality with extensive outbuildings, and excellent equestrian facilities, all highly accessible yet peacefully situated, being immersed in beautiful Kentish countryside.

Hecton Farm is an idyllically situated Grade II listed medieval hall house, set beautifully within its landholding whilst the quintessential Kentish Weald stretches out beyond. Immaculately restored with an impressive range of outbuildings, high quality stabling and equestrian facilities, the property offers an oasis within which to enjoy country living.

Though an historic building (dating back to the 16th century or earlier), ownership since the turn of this century has seen its extensive and sympathetic renovation and refurbishment. The current owners have continued to enhance the property, resulting in a fascinating building in excellent presentation and providing a very comfortable, well insulated home. The rooms to the ground floor begin with a welcoming farmhouse kitchen arranged around a large island and an AGA with the back-up of a boot, cloak and utility room. Three well-proportioned reception rooms deliver excellent living and entertainment space of great character and quality.

On the first floor, the structure of the house is laid bare, with fine exposed structural timbers. The principal bedroom is set to the back of the house adjacent to a bathroom and a further bedroom which could be a dressing room and thus a comfortable suite if desired. There are three further bedrooms and a generous family bathroom. A mezzanine study enjoys a space tucked away amongst the mellow timbers.

On approaching the property, double electric gates open to an expansive gravel driveway adjacent to the house, whilst a further electric five bar gate conveniently provides separate access to the stableyard.

The grounds include formal lawns and a sheltered stone-flagged terrace with pergola. Extensive outbuildings offer nearly 5,000 sq ft of space. A single storey period barn provides a games room with a log store to one end with the adjacent building housing a utility room, gym and tack room.

The stable block is by Olsen Timber Buildings and is level 3 top of the range with six loose boxes all with front and back windows, rubber matting and automatic water feeders. With a covered wash down area and an all-weather turn out pen, the arrangement is well laid out. Built approximately 3 years ago, the Mark Scott arena is 20 x 55m and has a fibre wax surface. There is a large agricultural building half of which is an open barn and the other enclosed storage.

The gardens and pastureland surrounding the house and buildings extend to approximately 12.77 acres. The land is divided into several post and rail paddocks providing year round turn out for the equestrian yard.

An additional 6.81 acres of grazing land lie adjacent and are available by separate negotiation.





Location

Hecton Farm enjoys a secluded rural position on Friday Street in East Sutton, surrounded by the rolling countryside of the Kent Weald. Local amenities are available in the neighbouring village of Sutton Valence, which provides a shop, public houses and everyday services, while Headcorn offers further facilities together with a mainline railway station. The larger county town of Maidstone, about eight miles away, provides extensive shopping, leisure and professional facilities.

The area is well served for education, with highly regarded independent schools including Sutton Valence School and Preparatory, together with sought-after grammar schools in Maidstone such as Maidstone Grammar and Invicta Grammar.

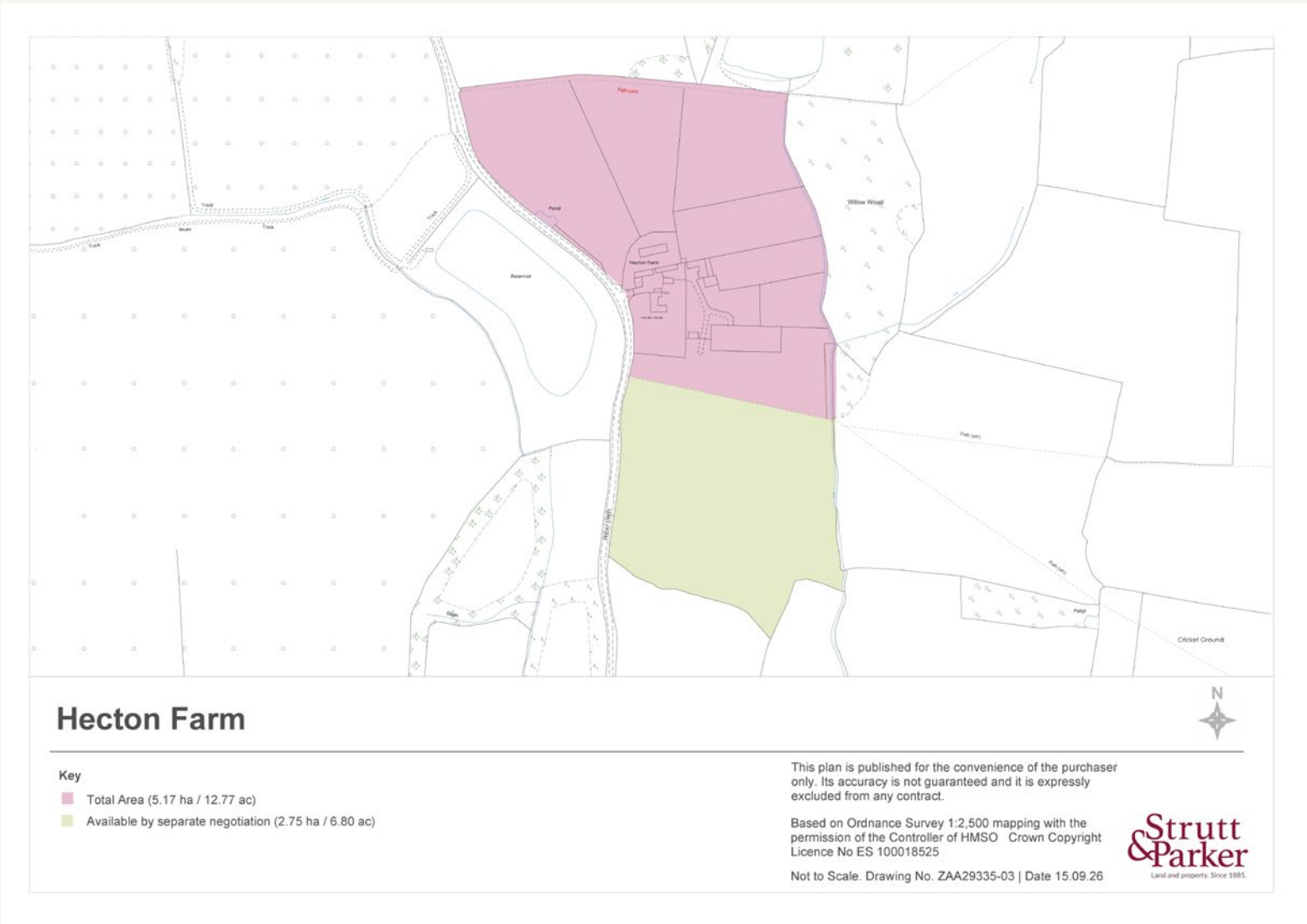
Transport links are excellent, with rail services from Headcorn to London and Ashford, while Ashford International provides high-speed services to London St Pancras via HS1. Wider road connections are available via Maidstone and Ashford.

The quiet country lanes in the area and bridleways provide horse riding and hacking opportunities.

Postcode region: ME17

General

Local Authority: Maidstone Borough Council
Services: Mains electricity and oil heating. Private borehole water supply and drainage to a private treatment plant which we understand complies with the relevant regulations. Confirmation is being sought.
Council Tax: Band H
EPC Rating: D
Agent's Note: A public footpath runs along the northern boundary and is fenced off.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Hecton Farm, Friday Street, East Sutton
Main House internal area 3,191 sq ft (296 sq m)
Outbuildings internal area 4,945 sq ft (459 sq m)
Total internal area 8,136 sq ft (756 sq m)



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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