



Stede House, Hogbarn Lane, Harrietsham, Kent

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Stede House

Hogbarn Lane, Harrietsham, Kent ME17 1NZ

A well-appointed country home with generous accommodation and gardens with glorious rural views.

Harrietsham station 2.5 miles (London from 72 minutes), Lenham 3.3 miles, M20 (Junction 8) 4.5 miles, Headcorn 9.2 miles, Maidstone 9.3 miles, Ashford & Ashford International station 14 miles (London St Pancras from 36 minutes)

Entrance lobby | Reception hall/dining room
Sitting room | Library/snug | Study
Garden room | Kitchen/breakfast room | Utility
Principal bedroom with double dressing room and en suite shower room | 4 Bedrooms | Family bathroom | Games room with studio room over Covered terrace | Garden | Garden store
Double garage | Double car port | EPC rating D

About 1 acre

The property

Stede House is an immaculately presented contemporary, country home offering a comfortable lifestyle. Extending to over 3,500 sq ft, the house has an excellent range of generous reception areas, the flow of which provides a fantastic living and entertaining space.

A bright lobby opens into the first of these rooms, an elegant reception hall/dining room. Sitting adjacent, a formal sitting room enjoys an outlook over the garden through large, glazed doors and leads through to a fabulous garden room on the corner of the house which opens into the kitchen/breakfast room.

Arranged around a central island, the kitchen has plenty of work and storage space. Beyond this a library/snug with a vaulted ceiling is a tranquil space with doors to the garden. A

utility room, a study and a cloakroom complete the accommodation on the ground floor.

Stairs rise to a bright landing lit from above by a skylight. To the back of the house a super principal bedroom has a vaulted ceiling and doors to a balcony. The room benefits from a double dressing room and an en suite shower room. Four further well-appointed bedrooms are served by a family bathroom.

Adjacent to the house a fabulous, covered terrace provide an alfresco entertaining space and provides a covered connection to a large games room with a useful studio room above.

Outside

Stede House is approached via a pair of wrought iron gates between sweeping brick walls. An expansive drive provides ample parking in front of a timber-framed car port with 7.4kw EV charging point and access to a further double garage.

The level gardens surround the house and are laid to lawn, with mature trees and planting providing interest, together with a pond. A large terrace close to the house provides a wonderful spot from which to enjoy the views behind the house.

The covered terrace adds a further dimension to the garden enabling year-round alfresco entertaining if desired.

General

Local Authority: Maidstone Borough Council

Services: Mains electricity and water; gas central heating; Klargest drainage (installed 2009)

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,250,000





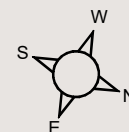








Stede House, Hogbarn Lane, Harrietsham, Kent
 Main House internal area 3,581 sq ft (333 sq m)
 Garage & Carport internal area 771 sq ft (72 sq m)
 Games Room & Studio Above internal area 808 sq ft (75 sq m)
 Garden Store internal area 184 sq ft (17 sq m)
 Covered Patio external area = 976 sq ft (91 sq m)
 Total internal area 5,344 sq ft (496 sq m)
 For identification purposes only.



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

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Location

Stede House lies deep in the North Downs AONB, in an exceptional landscape characterised by undulating farm and woodland. The countryside can be enjoyed by cycling the lanes, or walking/riding the network of footpaths and bridleways. The Ringlestone Inn gastropub is just 0.5 mile away with fine dining and cosy bars.

Harrietsham has many facilities, including a Co-op, M&S food hall at the service station, a doctor's surgery, primary school, ancient church, and a station with trains to London from 73 minutes. Further amenities are available in Lenham, Headcorn and the county town of Maidstone.

Transport links are excellent, with the M20 (Junction 8) close by. The local area is home to a plethora of well-regarded schools, including state grammars in Maidstone and Sutton Valence Independent School.

Directions

From M20 (Junction 8): Exit and follow the A20 east to Harrietsham. On entering the village turn left into Church Road just before the railway bridge. Continue for 2 miles; the road becomes Stede Hill then Hogbarns Lane. The entrance gates to the property will be seen on the left.

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