



Horns Oak Farm

Horns Oak Road, Meopham

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An impressive farm property with a splendid farmhouse and four annexes, as well as stables and extensive grounds

A sprawling detached house with spacious, flexible accommodation and four self-contained annexes, occupying a peaceful rural setting near the large village of Meopham. The property sits within extensive grounds with stables and paddocks, which back onto beautiful open, rolling countryside, yet there is easy access to local amenities and transport connections.



7 RECEPTION ROOMS



10 BEDROOMS



6 BATHROOMS



GARAGING



17.85 ACRES



FREEHOLD



RURAL



2,501 SQ FT



**GUIDE PRICE
£2,250,000**



The property

Horns Oak Farm is a substantial farm property that offers a beautifully presented main house with five bedrooms and plenty of character details, while there are also four separate annexes, providing additional accommodation for guests, tenants or family members.

The main house features exposed timber beams and other attractive details including fireplaces, panelling and exposed brickwork. There are four comfortable reception rooms on the ground floor, including the dual aspect sitting room, the formal dining room and the airy, spacious music room and study, as well as the breakfast room, which adjoins the kitchen and offers space for relaxed dining. The kitchen itself has farmhouse-style fitted units, wooden worktops and space for all the necessary appliances, while the utility room provides further space for appliances and storage.

Upstairs, the galleried first-floor landing leads to four double bedrooms, including the principal bedroom with its en suite bathroom, which has an over-bath

shower. The first floor also has a family shower room, and stairs leading to the second floor, where you will find a fifth double bedroom.

Three annexes are found at the rear of the main house. One features an open-plan kitchen and sitting area, plus a shower room on the ground floor, with one double bedroom upstairs. The second annexe has a well-equipped kitchen and a generous sitting room and dining area, plus a bathroom and a double bedroom, while the third annexe has a ground-floor kitchen and upstairs, a sitting and dining area, one large double bedroom and an en suite bathroom. The first annexe has its own private entrance, while annexes two and three share a communal entrance hall. Annexe four is situated above the barn, providing a spacious, airy open-plan kitchen and reception room with tall gable-end windows, plus a bathroom and two bedrooms.



Outside

The house is approached via a gravel driveway, which provides plenty of parking space in front of the house and access to the barn and stables complex, where there is further parking space for guests and visitors. The barn and stables provides the possibility for operating a commercial stables business, with its office space and facilities including a kitchen, plus various stores, a large workshop and the stables itself, which has space for several horses.

The grounds include fields and fenced paddocks for grazing animals and equestrian activities, while there are also delightful gardens at the rear of the house, including a patio area for al fresco dining, an expansive lawn and various shrubs, hedgerows, trees and flowering perennials, with views across the fields and paddocks beyond.

Location

The property is in an idyllic setting close to Meopham, on the edge of the Kent Downs National Landscape. The large village of Meopham offers various everyday amenities, including local pubs, a village hall, several shops, a library, a leisure centre and both primary and secondary schooling. Gravesend and the Medway towns of Rochester, Chatham and Gillingham are all within easy reach, offering a range of shops, supermarkets, restaurants, cafés and leisure facilities.

Sevenoaks is also easily accessible, providing further shopping and leisure facilities. The town is home to the renowned independent Sevenoaks School.

The area is well connected by road with the M26, M20 and the A2/M2 within easy reach, while Meopham's mainline station provides regular direct services to London Victoria.



Key Locations

- Jeskyns Park
- Kent Downs National Landscape
- Rochester (historic town with castle and cathedral)
- Chatham (historic maritime town)
- Cyclopark
- Bluewater Shopping Centre
- Cobham Wood and Mausoleum
- Owllets

Distances

- Meopham 1.1 miles
- Culverstone 4 miles
- Gravesend 7 miles
- Rochester 10.5 miles
- Swanley 14.8 miles
- Sevenoaks 14.5 miles

Nearby Stations

- Meopham
- Sole Street
- Longfield

Nearby Schools

- Cobham Hall
- Gad's Hill School
- Rochester Independent College
- Bronte School
- Steephill Independent School & Pre-School
- Sevenoaks School
- Gravesend Grammar School (for boys)
- Mayfield Grammar School (for girls)
- Meopham Community Academy
- Meopham School
- Dartford Grammar School
- Dartford Grammar School for Girls



Floorplans

Main House internal area 2,501 sq ft (232 sq m)

Annexe 1 internal area 447 sq ft (42 sq m)

Annexe 2 internal area 484 sq ft (45 sq m)

Annexe 3 internal area 618 sq ft (57 sq m)

Annexe 4 internal area 829 sq ft (77 sq m)

The Barn internal area 7,560 sq ft (702 sq m)

Total internal area 12,439 sq ft (1,156 sq m)

For identification purposes only.

Directions

DA13 0BX

what3words: ///hotels.miss.long

brings you to the driveway

General

Local Authority: Gravesham Borough Council

Services: Mains electricity and water. Private drainage

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

Council Tax: Band G

EPC Rating: F

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



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

□ □ □ □ Denotes restricted head height

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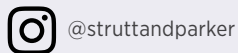
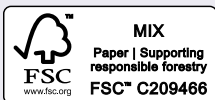
Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

01732 459900

sevenoaks@struttandparker.com

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