



Rectory Farmhouse

Rectory Lane, Chart Sutton

A fine Grade II listed Wealdon farmhouse with approx 5 acres in an elevated location with outstanding panoramic views

An impressive, detached period timber-framed family home featuring beautifully presented accommodation designed to maximise the stunning views over the property's acreage. It is in a no-through road near to a sought-after village and its amenities, within easy reach of town centre facilities and the motorway network.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



APPROX 5 ACRES



FREEHOLD



RURAL



4,473 SQ FT



**GUIDE PRICE
£2,250,000**



The property

Embracing 600 years of history and justifiably Grade II listed, Rectory Farmhouse is a striking farmhouse (originally a rectory) dating from the 15th century with later sympathetic additions. The house is timber framed on a stone plinth and presents a characteristic mix of red and grey brick in Flemish bond, partly rendered with exposed close-studding incorporating casement windows under a plan hipped tiled roof. Each aspect of this picturesque property presents individual architectural features and the frontage is particularly attractive, displaying a traditional timber framed storm porch and steep cat-slide roof.

Internally, the property retains a wealth of intrinsic historic features comprising an abundance of fine oak beams, timbers, latch doors, a number of fireplaces including inglenooks. The well presented and spacious accommodation is arranged over two floors with a cellar below and attic rooms above. Presented in excellent order throughout, the property has been subject to a variety of judicious improvements and additions including a superb kitchen with under-floor

heating, granite worktops, travertine flooring, Aga, quality appliances. A luxuriously appointed family bathroom and neutral décor, creating an appealing blend of period ambience and modern convenience. Principal rooms are all south facing, taking advantage of the spectacular panoramic views over The Vale of Kent.

Features include a bright and airy drawing room with brick fireplace housing 'Severn' cast iron wood burning stove - custom-made oak fender. A spacious dining room enhanced by magnificent wide inglenook fireplace, a cellar incorporating wine store, principal bedroom with Roundel design oak wardrobes and storage, Four further bedrooms including oak panelling, pretty fireplaces, fitted wardrobes, shared interconnecting bathroom. Fabulous family bathroom comprising contemporary freestanding bath and circular mosaic shower with two rain shower heads, striking tiled floor. Oak door and balustrade staircase for a variety of uses (subject to planning). Double garage with timbered elevations and hipped tiled roof.





Outside

The property benefits from a pleasant approach through an electric secure gate, along a lengthy tree-lined drive culminating in a carriage sweep in front of the house and garage. Stone pathways from here lead to and wrap around the house. The gardens are mainly laid to lawn and landscaped to include manicured beds abundantly filled with a multiple of flowering shrubs along with a wealth of mature trees.

A secluded gated area at the rear of the house has a brick terrace and is bounded by old stone walling, creating a secure environment ideal for parents and pet owners. This may also be accessed from the house and provides a secluded spot ideal for entertaining and family use. There is a stable block incorporating two stables and tack room, five bar gate to adjacent post and rail fenced paddock. There are also productive apples orchards and further grounds featuring indigenous hedging and established trees with the rich farmland of the Weald providing a stunning backdrop.

Location

Rectory Farmhouse is set in a stunning semi-rural location on the periphery of the village of Chart Sutton. Nearby Sutton Valence offers a small number of local services including post office stores, garage/petrol station, farm shop, historic village inns, parish church and primary school. Nearby Maidstone provides a range of comprehensive shops and amenities.

There are a good range of state and private schools including nearby Sutton Valence Junior and Senior Schools, Sutton Valence Primary School, Dulwich Preparatory at Cranbrook and numerous secondary and grammar schools in Maidstone.

Conveniently situated with excellent road and rail links nearby the M20 gives access to Dover, Folkstone and Ashford International and to the M25 to Gatwick and Heathrow airports. Headcorn and Staplehurst Stations both offer frequent services to London Bridge, Cannon Street and Charing Cross.



Distances

- Chart Sutton 1.1 miles
- Leeds 3.1 miles
- Maidstone 5 miles
- Central London 44 miles

Key Locations

- Kent Downs National Landscape
- Lenham Cross
- Leeds Castle
- The Pilgrims Way
- Kent Life
- Mote Park
- Thurnham Castle
- Maidstone Museum
- Kent Owl Academy
- The Maidstone Distillery
- Teston Bridge Country Park

Nearby Stations

- Staplehurst
- Maidstone East
- Headcorn

Nearby Schools

- Platts Heath Primary School
- Harrietsham CofE Primary School
- Ulcombe CofE Primary School
- Lenham Primary School
- The Lenham School
- Kingswood Primary School
- Egerton CofE Primary School
- Hollingbourne Primary School
- Smarden Primary School
- Leeds and Broomfield CofE Primary School
- Invicta Grammar School
- Maidstone Grammar School for Girls
- Maidstone Grammar School
- St Simon Stock Catholic School
- Oakwood Park Grammar School
- Valley Park School











Floorplans

House internal area 4,473 sq ft (415 sq m)

Garage internal area 368 sq ft (34 sq m)

Store internal area 64 sq ft (6 sq m)

Total internal area 4,905 sq ft (456 sq m)

For identification purposes only.

Directions

ME17 3RD

what3words: ///acid.enforced.sharpened

Brings you to the driveway

General

Local Authority: Maidstone Borough Council

Services: Mains Electric, Gas and Water

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

Council Tax: Band H

EPC Rating: E

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

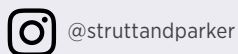
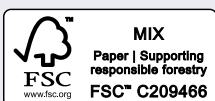
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