



Green Farm House, Meopham Green, Meopham, Kent

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Green Farm House

Meopham Green

Meopham

Kent

DA13 0PY

Superbly presented with light, adaptable and characterful accommodation heavily influenced by Sir John Soane, an eminent architect

Meopham station 1.8 miles (London Victoria 35 mins), A2 4.5 miles, M2 (J1) 7.4 miles, Sevenoaks 12.8 miles, Central London 28.5 miles, Gatwick Airport 34.8 miles

Reception hall | Sitting room | Family room
Drawing room | Kitchen | Dining area | Office
store room | Cellar | Utility room | Larder
Cloakroom | Principal bedroom with dressing
room and en suite shower room | 4 Further
bedrooms, 2 en suite | Dressing room | Family
bathroom | Shower room | Garden | 3 acres
Double garage | Outbuilding | Summer house
Garden store | EPC rating C

The property

A sumptuously appointed house on a village green and enjoying uninterrupted views, Green Farm House is a stunning detached property offering almost 5,300 sq. ft of combined characterful and flexible accommodation. The residence has seen an extensive scheme of sensitive refurbishments in 2010, combining elegant modern elements with handsome traditional features, including curved sash windows, tall, ornately corniced ceilings and bespoke decorative features.

The grand reception hall with its stylish stone stairway and flooring opens to a sizeable sitting room with a curved bay and French doors to a south-facing terrace. The expansive kitchen and dining space also opens via two sets of

wide double doors to the terrace. It features a modern inset log-burner and a wide range of sleek contemporary wall and base cabinetry and worksurfaces, a central island with inset sink and a larder. The adjoining hallway has a second stairway and steps to the large cellar. Completing the floor is a family room with a corner fireplace, a well-appointed utility room, a pair of cloakrooms and a dressing room.

The first floor offers a dual aspect drawing room with bespoke fitted media storage, a family bathroom, and five luxurious bedroom suites. The principal suite benefits from the large curved bay with French doors to a Juliet balcony, along with a dressing room and a deluxe en suite shower room, whilst two further bedrooms also enjoy en suite shower rooms. Occupying the second floor is a peaceful office space with a versatile storeroom alongside.

Outside

The property is approached via a private gated driveway and forecourt enclosed via red brick walls with stone pillars, with shrub borders and neat hedging atop. An additional side driveway gives access to the detached double garages and outbuilding.

The front garden is accessed via a white wooden gate and features a wealth of mature trees and an attractive brick-laid pathway flowing up to the main entrance. Colourful herbaceous borders encircle the property, with the south-facing rear garden boasting a striking bespoke natural stone terrace and central decorative water feature, followed by a manicured formal lawn with further specimen trees, well-stocked borders and a useful timber-built garden store. At the rear is a large timber summer house and deck with a purpose-built seating area and access to the adjoining field. The field is included which gives greater protection and enjoyment.

Covenants: There is a covenant on the adjoining field stating no development until 2037.





LOCATION

The property is located within a Conservation Area in the popular village of Meopham, which is home to a wide range of local amenities, including shops, well-regarded schools, a village hall, cricket club, tennis club, eateries and a public house.

The major centres of Sevenoaks, Maidstone and Tonbridge are all easily accessible.

The A2/M2 and the M20/26 motorway networks are within easy reach, along with Meopham mainline train station, which offers services to London Victoria in just over half an hour. Ebbsfleet International Station and Gatwick Airport are also easily accessible.

More comprehensive shopping facilities can be found in Longfield, Northfleet, Sevenoaks and Bluewater at Greenhithe.

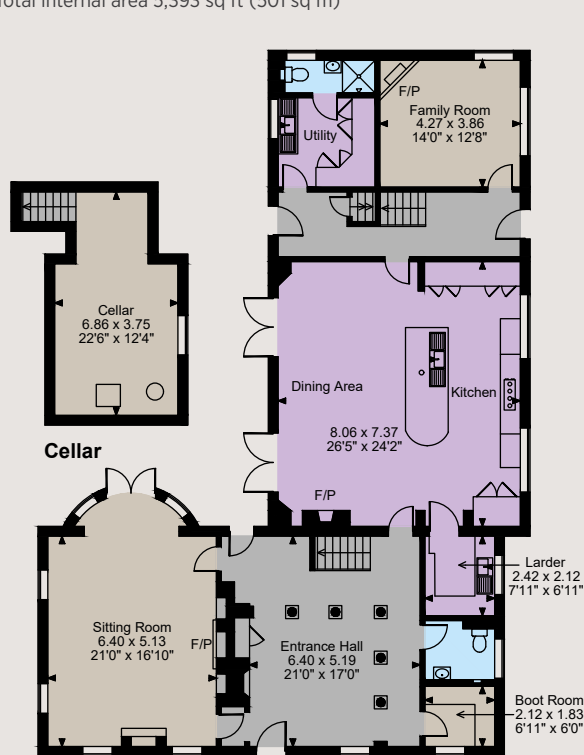
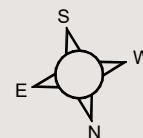




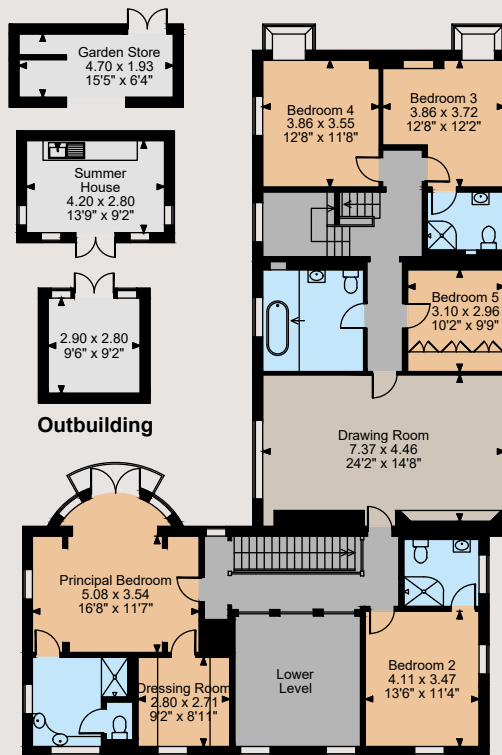




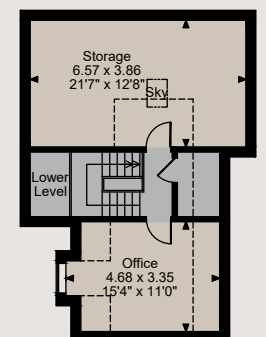
Green Farm House, Meopham Green, Meopham, Kent
Main House internal area 4,694 sq ft (436 sq m)
Garage internal area 387 sq ft (36 sq m)
Outbuilding internal area 312 sq ft (29 sq m)
Total internal area 5,393 sq ft (501 sq m)



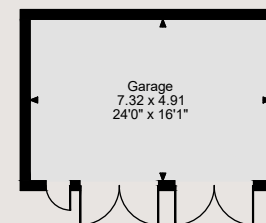
Ground Floor



First Floor



Second Floor



Garage

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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8596084/LCO

Direction

Following the M2 westbound, proceed onto the A2 and follow signs for the A227/Wrotham Road for 4.1 miles. Then turn left onto Steele's Lane, where the property will be found on the left.

General

Local Authority: Gravesham County Council

Services: Mains electricity, gas, water and drainage. Gas central heating.

Council Tax: Band H

Tenure: Freehold

Guide Price: £2,750,000

TPO: There is a tree preservation order affecting an ash tree on the property.

Sevenoaks

15 High Street, Sevenoaks, Kent TN13 1UW

01732 459900

sevenoaks@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2024. Particulars prepared May 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland, including Prime Central London



For the finer things in property.

