



Frith Farm House
Otterden, Faversham, Kent

A substantial, late Georgian farmhouse set in about 7.5 acres with nine cottages, stables and a swimming pool.

This unlisted double-fronted home is set in the heart of the Kent Downs AONB and offers a thriving letting business.



5 BEDROOM FARMHOUSE



9 COTTAGES



STABLES & PADDOCKS



DOUBLE GARAGE



7.5 ACRES



FREEHOLD



AONB/RURAL



INDOOR SWIMMING POOL



**GUIDE PRICE
£3,500,000**

The property

Frith Farmhouse – with 3 reception rooms, kitchen/breakfast room, conservatory and garden room, 5 bedrooms and 5 bathrooms

Garage block with The Nest annexe over – with generous garage space and annexe with sitting room, kitchen, bedroom and shower room above.

The Den – sitting room/kitchen, bedroom and shower room.

The Swimming Pool – indoor pool with changing room and shower room

The cottages

The Hayloft – sitting room/kitchen, 2-3 bedrooms and 2 shower rooms

The Hyde – sitting room/kitchen, bedroom and shower room

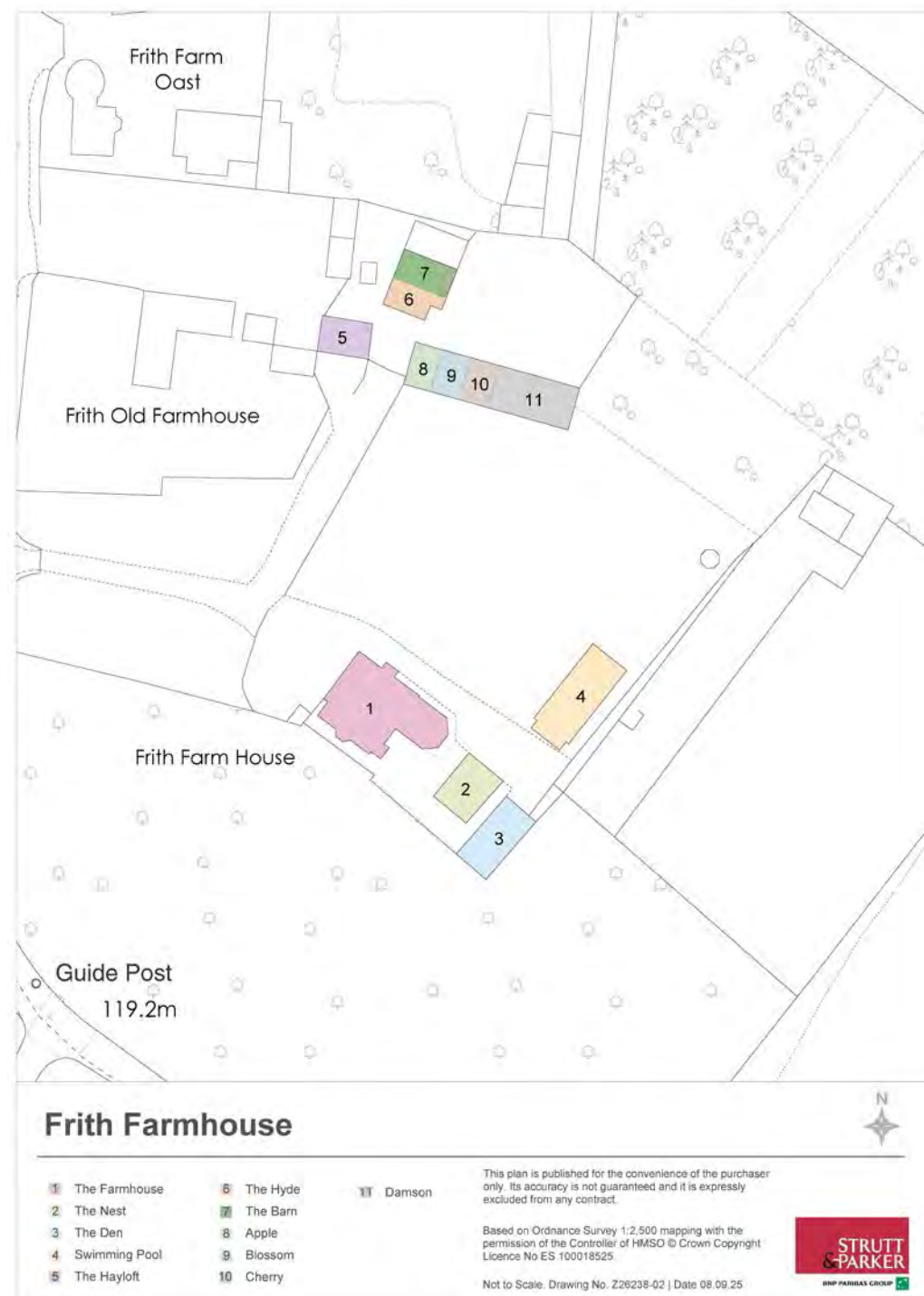
The Barn – studio room, kitchen and bathroom

Apple – sitting room/kitchen, bedroom and shower room

Blossom – sitting room/kitchen, bedroom and shower room

Cherry – sitting room/kitchen, bedroom and shower room

Damson – sitting room/kitchen, 3 bedrooms, bathroom and 2 shower rooms







The farmhouse

Frith Farm House is a double-fronted Georgian family home offering 4,645 sq ft of light-filled flexible accommodation arranged over three floors.

Combining modern amenities and generously proportioned rooms with features including sash windows, high ceilings, fine cornicing and original fireplaces, the property provides an elegant family and entertaining environment.

The accommodation flows from a welcoming reception hall with tiled flooring, a cloakroom and side access. It briefly comprises a study with fireplace and bespoke fitted storage and front aspect sitting and dining rooms, both with fireplaces. Double doors open from the dining room to a conservatory with a fireplace flanked on each side by angled walls and glazing.

The ground floor accommodation is completed by a kitchen/breakfast room with bespoke wall and base units, a central island with breakfast bar, modern integrated appliances, French doors to the terrace and a seating area with inset woodburner.

Double doors lead through to a garden room with two sets of French doors to the garden and terrace.

The property's cellar provides a larder, pantry, utility room, wine cellar and store.







Outside

The property is approached through double iron and five-bar gates over a gravelled driveway and forecourt providing private parking and giving access to a detached tandem garage and attached store.

The formal garden is laid mainly to level lawn, interspersed with specimen trees and bordered by mature hedging. It features numerous seating areas, an octagonal summer house, a raised rectangular pond with water feature and a decked, topiary-lined side terrace with hot tub area, the whole ideal for entertaining and al fresco dining and enjoying views over the property's stock-fenced pastureland, which includes a stable yard with four stables, a tack room and open-sided hay barn.

The property also benefits from nine well-appointed cottages/annexes and a heated indoor pool (www.frithfarmhouse.co.uk), ideal for continued rental income.

Distances

- Otterden 1.5 miles
- Doddington 2 miles
- Faversham 7.2 miles
- Canterbury 15.9 miles

Nearby Stations

- Charing
- Lenham

Nearby Schools

- Local village junior schools
- Kent College
- Lorenden Prep School
- Kent College
- St Edmund's School
- The King's School
- Spring Grove
- Ashford School

Location

Otterden sits high on the North Downs in the beautiful Kent Downs National Landscape, near to the Pilgrim's and North Downs Ways and the 2,000-acre Otterden Estate, all ideal for walking, riding and cycling.

Nearby villages offer day-to-day amenities: Doddington has a garage/shop, butcher and historic inn, while Eastling has a church, village hall and primary school.

The market town of Faversham and cathedral city of Canterbury provide comprehensive educational, shopping and recreational facilities.

Transportation links are superb: the property sits between the M2 and M20, providing easy road access to major regional centres, the motorway network, London and the coast. Charing and Lenham stations (5.4 and 5.5 miles respectively) offer regular services to London. The Port of Dover and Channel Tunnel offer connections to the Continent.













Frith Farm House, Otterden, Faversham

Main House internal area 4,645 sq ft (431 sq m)

Garage internal area 665 sq ft (62 sq m)

The Nest internal area 436 sq ft (41 sq m)

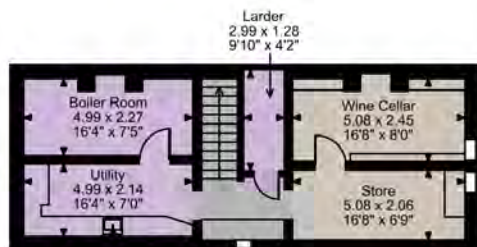
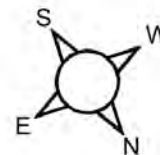
The Den internal area 610 sq ft (57 sq m)

Log Store & Store internal area 400 sq ft (37 sq m)

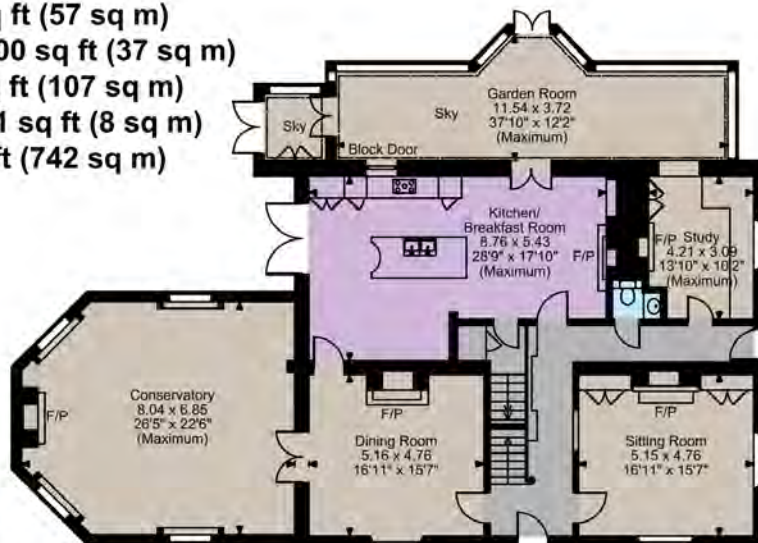
Stables internal area 1,154 sq ft (107 sq m)

Summer House internal area 81 sq ft (8 sq m)

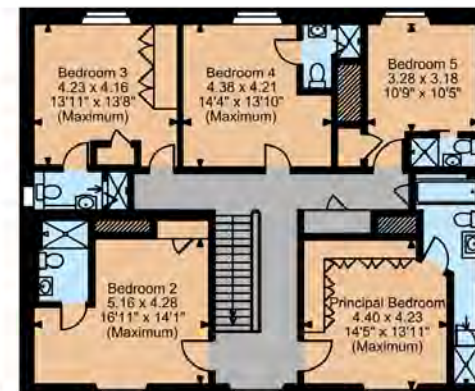
Total internal area 7,991 sq ft (742 sq m)



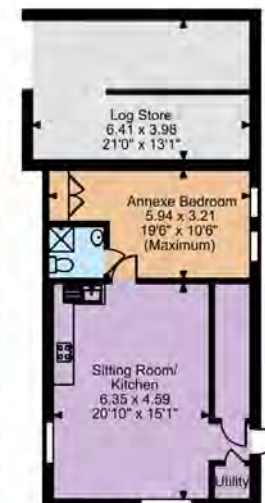
Cellar



Ground Floor



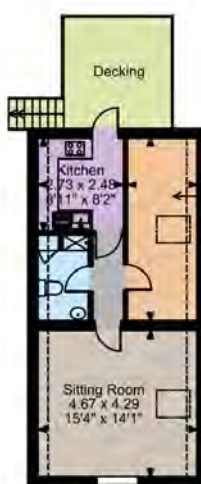
First Floor



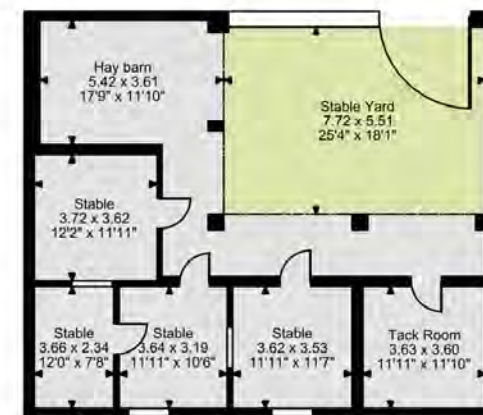
The Den



Garage



The Nest



Stables

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

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Frith Farm House, Otterden, Faversham

The Hyde and The Barn internal area 1,494 sq ft (139 sq m)

The Hayloft internal area 1,170 sq ft (109 sq m)

Pool & Outbuilding internal area 1,403 sq ft (130 sq m)

Apple internal area 528 sq ft (49 sq m)

Blossom internal area 570 sq ft (53 sq m)

Cherry internal area 554 sq ft (51 sq m)

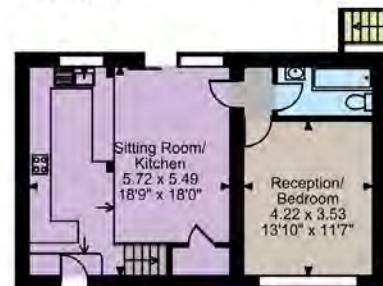
Damson internal area 1,370 sq ft (127 sq m)

Total internal area 7,089 sq ft (659 sq m)



The Hyde

The Barn



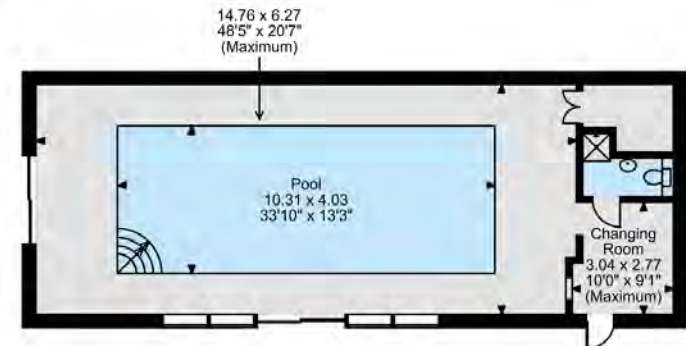
Ground Floor

The Hayloft



First Floor

The Hayloft



Apple
Ground Floor

Blossom

Cherry

Damson



Apple
First Floor

Blossom

Cherry

Damson

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

□ □ □ Denotes restricted head height

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Directions

ME13 ODD

What3words: ///deserved.prop.songbook - brings you to the driveway

General

Local Authority: Swale Borough Council

Services:

Frith Farm House: Mains electricity, water and drainage. Oil fired central heating.

Cottages: Mains electricity, water and drainage. Oil fired/electric heating.

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

Council Tax: Main house - Band G

EPC Rating: Main house - E

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

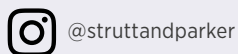
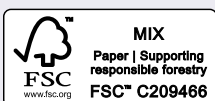
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