



Southenay Farm, Southenay Lane, Sellindge, Kent

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Southenay Farm

Southenay Lane, Sellindge, Kent TN25 6AL

A Grade II listed barn conversion in an idyllic rural setting, with far reaching views towards the Brabourne Downs.

Westenhanger station 4.5 miles (London St Pancras from 53 minutes), Hythe 6.4 miles, Ashford International 7.1 miles (London St Pancras from 36 minutes), Eurotunnel 9.6 miles, Folkestone 10.6 miles, Canterbury 14.4 miles, Port of Dover 17 miles

Reception hall | Sitting room | Snug/family room
Open plan kitchen/breakfast/dining room
Utility | 2 Cloakrooms | Principal bedroom with en suite bathroom | 3 Further bedrooms | Family shower room | Family/games room/annexe
The Dairy: office/studio/gym | Triple cart barn/workshop | Garden | Paddock | EPC rating D

About 2.5 acres

The property

Dating back to the 18th century, Southenay Farm is a Grade II listed barn conversion surrounded by beautiful countryside and offering complete tranquillity. The property sits on a stone plinth and is weather-boarded; it has lovely, exposed honey oak beams throughout. Perfectly positioned to appreciate country living the house has a variety of rambling routes on the doorstep including The North Downs Way, and the popular Black Horse pub is only a mile away.

A sizeable triple cart barn with workshop has potential for creating a first-floor annexe (subject to any necessary consents), and a superb office/studio/gym provides a further versatile space.

The front door opens into a welcoming reception hall with double doors to the impressive triple aspect sitting room, centred around a charming inglenook fireplace with wood-burning stove; the room has stunning views over the grounds. The partially vaulted snug/family room is an ideal spot to relax and unwind. French doors from here open to the rear garden and a large skylight catches the evening sun.

The open plan kitchen/breakfast/dining room is set up for modern family living and entertaining. A bespoke Thoroughly Wood kitchen with matching larder cupboard adds warmth and quality, with a variety of fitted base and wall units, a central island with granite worktop over and built-in electric oven, an integrated dishwasher and an Aga. There is room for an American style fridge-freezer and ample space for a large dining table. A stone flagged floor links through the kitchen/breakfast/dining areas as well as the snug/family room. A door leads through to the useful utility room, with space for white goods as well as coats and storage, and a cloakroom. A further cloakroom is located off the reception hall.

A covered carport sits between the kitchen and the 25 ft family/games room. The family/games room has a boarded loft with lighting and fitted pull-down ladder. The carport is currently utilised as an outdoor covered seating/dining area but also allows parking with easy access to the house.

Stairs rise to the bright galleried first floor landing with a beamed vaulted ceiling. The principal suite has fitted wardrobes and storage cupboards and an en suite bathroom with separate bath and shower. Two further double bedrooms are fitted with bespoke Thoroughly Wood units with matching vanity sink units. The final bedroom has fitted wardrobes. A family shower room completes the accommodation.

There are two lit loft storage areas.





Outside

A sweeping gravelled driveway leads to the triple cart barn/workshop building with generous space for parking. The grounds are largely laid to lawn with notable views over the adjoining fields and Brabourne Downs.

Accessed from the snug/family room, a large, paved terrace sits at the rear of the barn, the perfect spot for alfresco dining and entertaining. Mature boundaries and a high brick wall provide complete privacy and seclusion, with a further sheltered seating area. There is also a large, well-constructed metal and wood chicken run. As a whole the garden provides a secure space for small children and dogs.

The vaulted office/studio/gym is tucked away in the far corner of the plot.

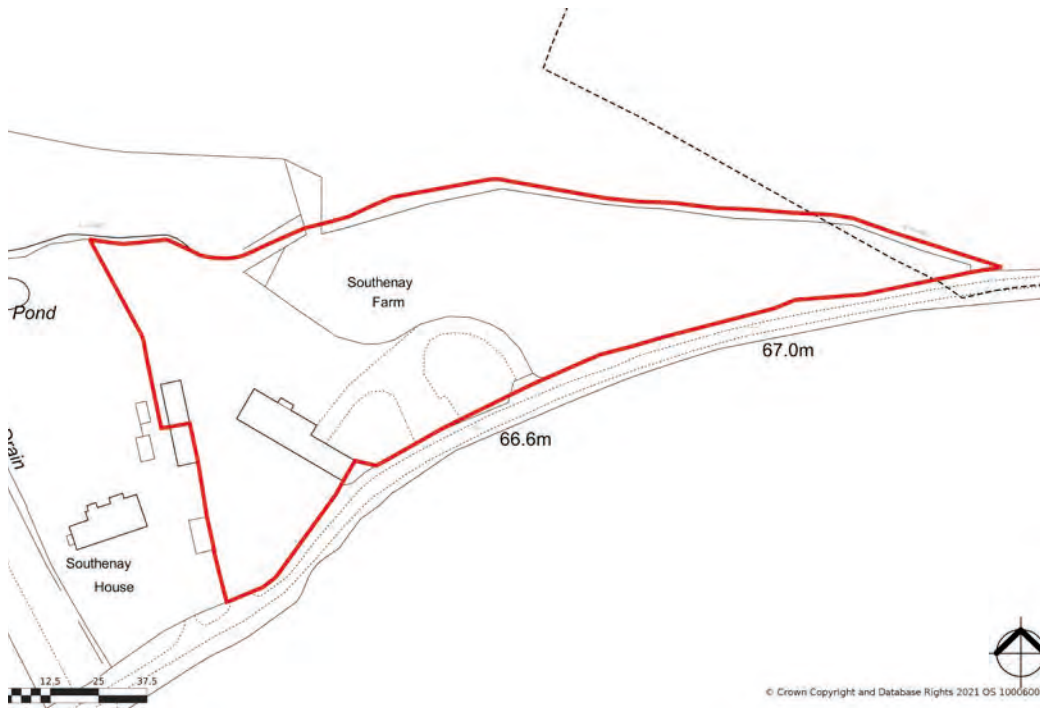
Immediately to the right of drive is a separate paddock which has an access gate from the front lawn as well as its own gate from the lane. This could be used for livestock or equestrian purposes and could potentially be suitable for residential development, but this would require further investigation and would be subject to any necessary consents. There was previously planning permission granted to add a tennis court to the garden under planning ref 96/0358/H. The dairy and cart barn offer potential to convert into an annexe subject to any necessary consents.













Location

Sellindge is situated in pretty, undulating countryside at the foot of the North Downs. Together with nearby Brabourne Lees, the village provides a variety of amenities, including a primary school, day-to-day shopping, a doctor's surgery, sports facilities, with the award winning pub The Tiger Inn, Stowting and popular Five Bells, East Brabourne 2 and 3 miles away.

A comprehensive range of leisure and shopping facilities can be found in Hythe, Ashford and Canterbury together with an array of well-regarded secondary schools in both state and private sectors. The Ashford Designer Outlet is easily accessible.

Commuter access to London is good, via the M20 (Junctions 10a and 11) and the rail network. There are local stations at Westenhanger and Sandling, and Ashford International provides High Speed services to London St Pancras from around 36 minutes. The area has excellent access to the Continent via the Port of Dover and Eurotunnel at Folkestone.

General

Local Authority: Folkestone & Hythe District Council

Services: Mains electricity and water, private drainage (details of system to be confirmed) and oil-fired heating in the main house. The Dairy has three electric wall heaters. The vendors have fitted the following within the last 6 months: a large oil tank, a hot water tank in the loft, a central heating pump and an outside boiler.

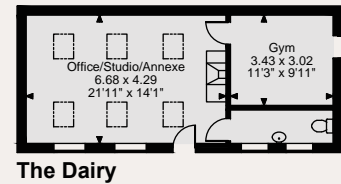
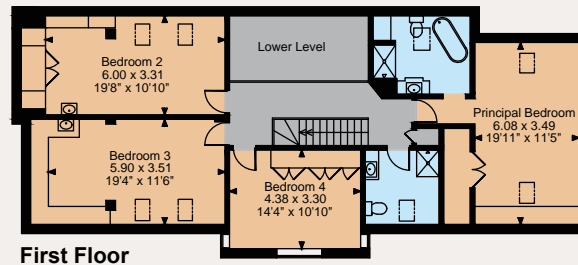
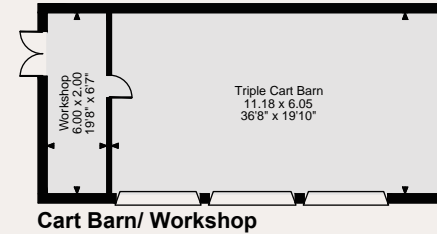
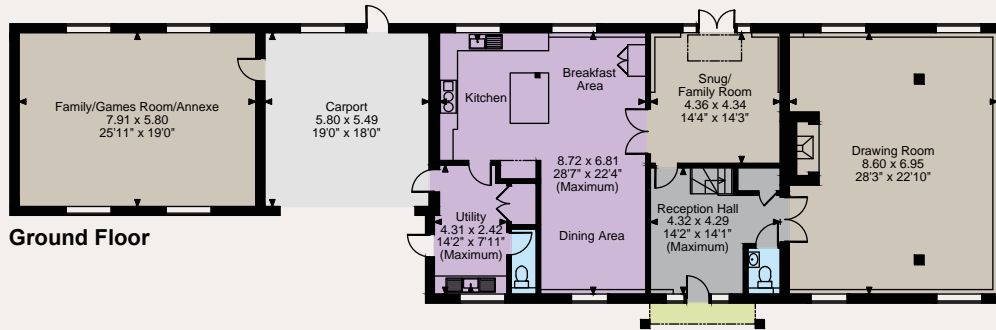
Council Tax: Band G

Planning: Prospective purchasers should make their own enquiries of Folkestone & Hythe District Council

Tenure: Freehold

Guide Price: £1,295,000

Southenay Farm, Southenay Lane, Sellindge
 Main House internal area 3,170 sq ft (294 sq m)
 Games Room internal area 494 sq ft (46 sq m)
 Carport internal area 343 sq ft (32 sq m)
 Barn & The Dairy internal area 1,362 sq ft (127 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8475029/SS



Directions

From the M20 (Junction 10a): Exit and join the A20 (signposted to Sellindge). Continue for 3.3 miles before turning left onto Cooper's Lane. At the T-junction, turn left onto Stone Hill and after a short distance bear right onto Southenay Lane. Continue for just under a mile and the property will be found on the left.

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com
 struttandparker.com



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



For the finer things in property.



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 December 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited