



Ridgeway House

The Street, Hartlip, Kent

A substantial and elegant 1930s family home in a glorious garden, owned by the same family for more than 60 years.

A large family home, now requiring updating, set in an acre of gardens with mature boundaries providing complete privacy, and located in the heart of a popular village.



4 RECEPTION ROOMS



6 BEDROOMS



**2 BATHROOMS
3 CLOAK ROOMS**



GARAGE DRIVEWAY



ABOUT 1.2 ACRES



FREEHOLD



VILLAGE



3,462 SQ FT



**GUIDE PRICE
£975,000**



The property

Ridgeway House is a handsome period property perfectly set in the middle of its plot, approached over manicured formal gardens to the front and juxtaposed by a wonderful, wooded environment to the rear. The house has large bright rooms with 1930s elegance, including a huge billiard room on the top floor. Now in need of refurbishment, the property offers exciting potential for a buyer to put their stamp on the house.

A heavy wooden door opens to a welcoming reception hall with traditional styling and doors leading to the two main reception rooms at the front of the house. These include the formal dining room and the airy drawing room, which has a dual south and east-facing aspect, panelled walls, built-in shelving and an original open fireplace.

Towards the rear, the sitting room provides further space in which to relax and observe the visiting wildlife in the garden, while a breakfast room, for informal dining, adjoins the kitchen. The kitchen itself has fitted units to base and wall level, as well as space

for all the necessary appliances. The ground floor utility room and boiler room both provide additional space for home storage and appliances.

Stairs rise from the rear of the hall to the bright first-floor landing, off which there are three double bedrooms and three single bedrooms. The generous principal bedroom has a dual aspect providing a sunny outlook across the front garden. Two further bedrooms have ornate fireplaces, and the three remaining bedrooms benefit from built-in storage; all have potential for use as a study, dressing room or nursery, if desired. The first floor also has two family bathrooms and a separate cloakroom.

A hatch above the first-floor landing provides access to the 38ft attic, which is currently arranged and utilised as a billiards room, but could be used as a storeroom or has potential for conversion to additional living space, subject to any necessary consents.









Outside

Set back from the road, Ridgeway House enjoys a generous front garden and has a further garden to the rear. The orchards beyond add to the sense of seclusion in the heart of the village. The driveway leads to a spacious parking area in front of the house as well as to the detached garage.

The front garden has terraced lawns, ideal for spring/summer family gatherings and entertainment, with attractive shaped and well-tended yew hedging, as well as mature border trees giving privacy, and an array of colourful spring flowers.

At the rear there is a west-facing patio for al fresco dining, with a further area of lawn beyond, a central pond and well-stocked border beds, all sheltered and enclosed by tall mature trees making for an ideal retreat from the summer heat. Additional outbuildings include an apple store and a shed.

Location

The property lies in the conservation area in the

heart of Hartlip, a pretty Kentish village situated approximately halfway between London and the Channel ports, surrounded by picturesque Kent countryside and within easy reach of Rainham, Sittingbourne and Maidstone.

The village has good facilities, including a well-regarded primary school, parish church, village hall, recreation ground and a friendly pub. Local shops can be found in Rainham, Sittingbourne and Newington and there is excellent shopping at Hempstead Valley, Maidstone, Bluewater and Canterbury. The area is served by an array of independent and state schools including grammar schools in Rochester, Sittingbourne and Maidstone.

Hartlip is conveniently placed to access the M2 and M20. The well-connected road network connects to the M25, the Medway towns, Maidstone, London, Canterbury, Dover and the Channel Tunnel. Rainham station is served by frequent trains to London (Victoria, London Bridge, Cannon Street, St Pancras and Stratford) with journey times from 50 minutes.



Distances

- Rainham 2.2 miles
- Sittingbourne 4.7 miles
- Rochester 7.3 miles
- Maidstone 11.3 miles
- London City Airport 37 miles
- Central London 42.5 miles
- Gatwick Airport 48.2 miles

Nearby Stations

- Rainham
- Newington
- Sittingbourne
- Ebbsfleet International (20 miles)

Key Locations

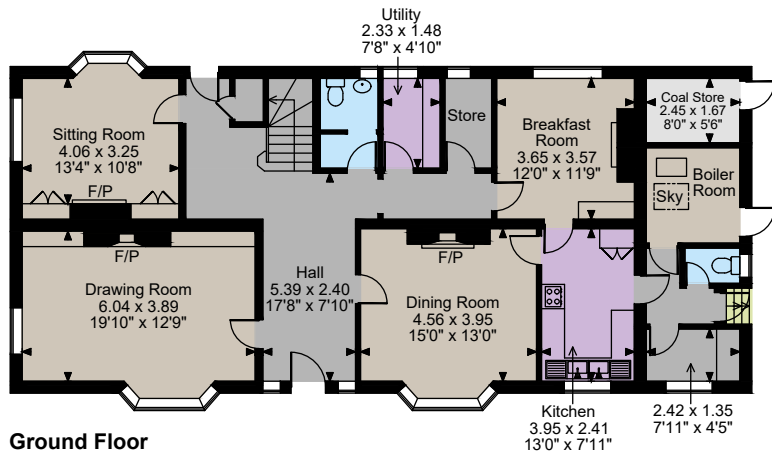
- Queendown Warren Nature Reserve
- North Downs National Landscape
- Rochester Cathedral and Castle
- The Historic Dockyard, Chatham
- Leeds Castle, Maidstone
- Faversham town and market
- Chart Gunpowder Mills
- Mount Ephraim Gardens
- Whitstable
- Canterbury Cathedral and city

Nearby Schools

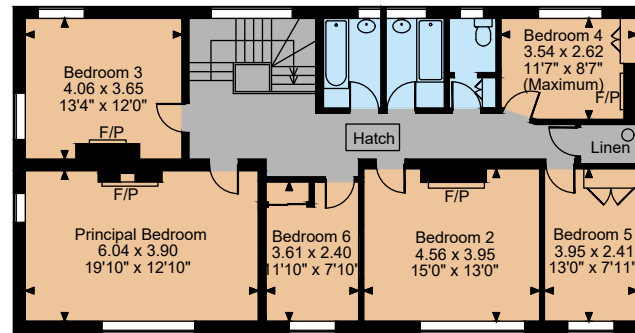
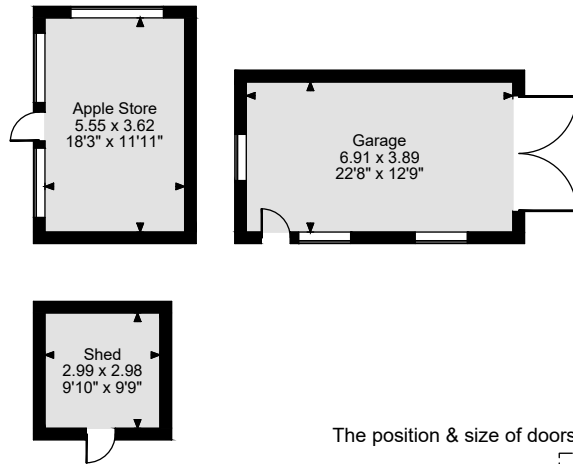
- Village primary schools
- Grammar schools in Rainham, Sittingbourne, Rochester and Maidstone
- Cobham Hall School
- King's School Rochester
- Kent College
- The King's School Canterbury



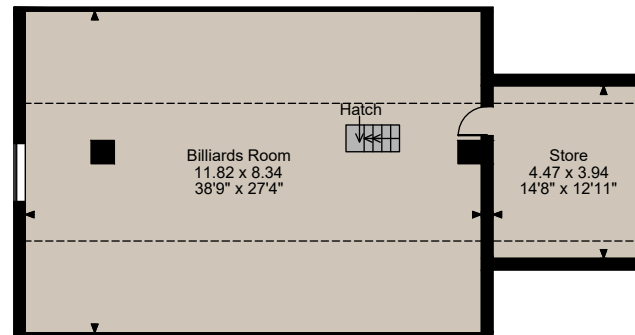




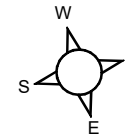
Ground Floor



First Floor



Second Floor (Loft Space)



The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8681947/SAP

Floorplans

House internal area 3,462 sq ft (322 sq m)
 Garage internal area 289 sq ft (27 sq m)
 Stores & Shed internal area 356 sq ft (33 sq m)
 Total internal area 4,107 sq ft (382 sq m)
 For identification purposes only.

Directions

ME9 7TL

what3words: ///quicker.braked.composts- brings you to the driveway

General

Local Authority: Swale Borough Council

Services: All mains services; gas heating.

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

Council Tax: Band G

EPC Rating: E

FiPlanning: Prospective purchasers should make their own enquiries of Swale Borough Council

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

Agent's Note: The billiard table is included in the sale.

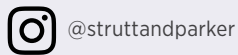
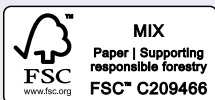
Canterbury

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 March 2026. Particulars prepared March 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited