

Solley Farm House Worth



Strutt
& Parker

Land and property. Since 1885.



3,456 sq ft (321 sq m) | Freehold
3 reception rooms | 5 bedrooms | 2 bedroom annexe
Landscaped gardens | Garage and outbuildings | About 0.45 of an acre
Guide price £1,250,000

Set in the heart of a charming village conservation area, this beautiful early 18th century unlisted property is surrounded by lovely mature gardens, with gravelled drives to the front and rear. The property has been sensitively updated and most recently to include a simply stunning annexe used as a 2-bedroom holiday apartment.

Largely secluded by imposing trees and shrubs, the property overlooks a charming duck pond and an ancient church with Norman origins. Set well back from the road, parking is available for several cars, and a secure garage is also provided.

Enter via the entrance hall, you find two stunning oak-floored reception rooms both overlooking the front garden. The smaller room has a charming inglenook fireplace and leads directly into the kitchen. The larger open-plan sitting/dining room has another striking open fireplace, and a separate study/office leads out directly to the rear patio.

The country-style L-shaped kitchen/breakfast room has its own unique personality with a partial vaulted ceiling and exposed beams, leading to the character kitchen equipped with a large range cooker set under a spectacular brick/oak canopy.

On the first floor, there are three delightfully decorated double bedrooms, all with splendid views over the garden. Two of these have en-suite facilities and there is also a spacious family bathroom with separate bath and shower.

The second floor reveals the largest bedroom with a vaulted ceiling and inglenook fireplace. The en-suite incorporates a dressing/shower room with built-in wardrobes and a fifth double bedroom is accessed via a separate staircase.

The Apartment annexe

The recently converted annexe is accessed independently via the front driveway. A spacious hall leads into a dining/living room and a fully equipped kitchen. There are also two double bedrooms and a contemporary bathroom with separate bath and shower. French doors in the living room lead onto a beautiful decked and balustraded patio, with steps down to a private gravel terrace surrounded by trees and shrubs. The annexe has proven to be a valuable income source for the current owners or could be used as independent accommodation for friends or relatives.

Outside

The gardens are a particular feature surrounding the property with mature shrub beds, topiary hedges, specimen and mature trees. To the rear a large, paved terrace, surrounded by an attractive brick-arched patio adjacent to a separate oak pergola covered dining area. The rear drive/gravel-garden is overlooked by a magnificent blue cedar, whilst a further private garden is revealed behind the annexe leading to a vegetable garden, two sheds and three greenhouses.

Location

Solley Farm House is set in the pretty village of Worth, a peaceful rural community in East Kent surrounded by open countryside yet close to coastal towns and historic centres. The village offers a traditional church and welcoming inns, while more extensive amenities are available in nearby Sandwich, with its independent shops, cafés and restaurants, and in the popular seaside town of Deal, known for its vibrant seafront and boutique shopping. Canterbury, with its wider cultural, educational and retail facilities, is also within easy reach.

The area is well served by schooling, including local provision in Sandwich and Deal, and an excellent choice of independent and grammar schools in Canterbury, including The King’s School, St Edmund’s, Kent College, Barton Court Grammar School, and Simon Langton Grammar Schools.

Despite its tranquil setting, Worth is well connected: rail services from Thanet Parkway, Sandwich and Deal provide High-Speed links to London St Pancras, while the A258 and A2 offer convenient road access to Dover, Canterbury and beyond.

Postcode region: CT14

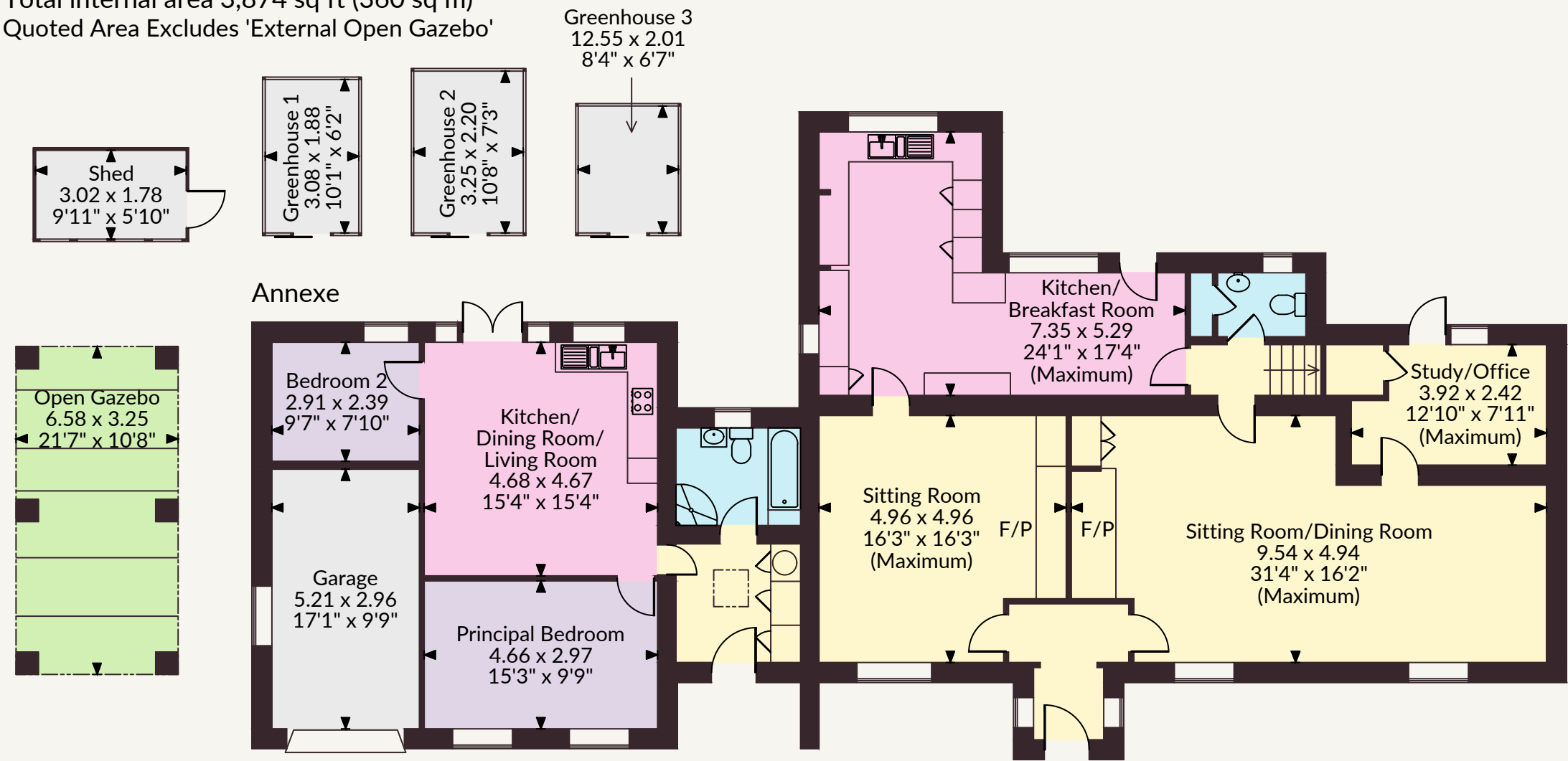
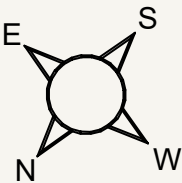
General

Local Authority: Dover District Council
Services: All mains services; gas heating
Council Tax: Band G
EPC Rating: E

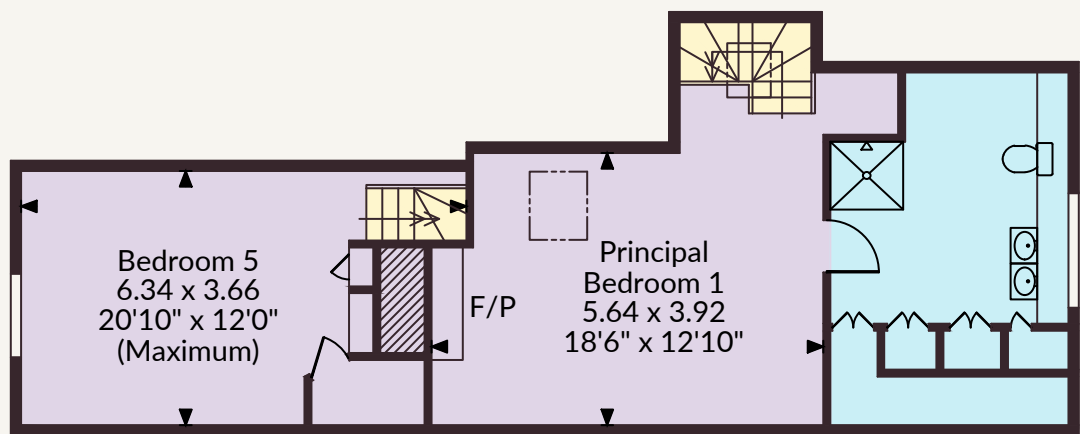
Agent’s Notes:
- A telegraph pole in the side garden is owned by BT.
- The neighbouring property, Mulberry Cottage, is accessed via the rear gates at Solley Farm House.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



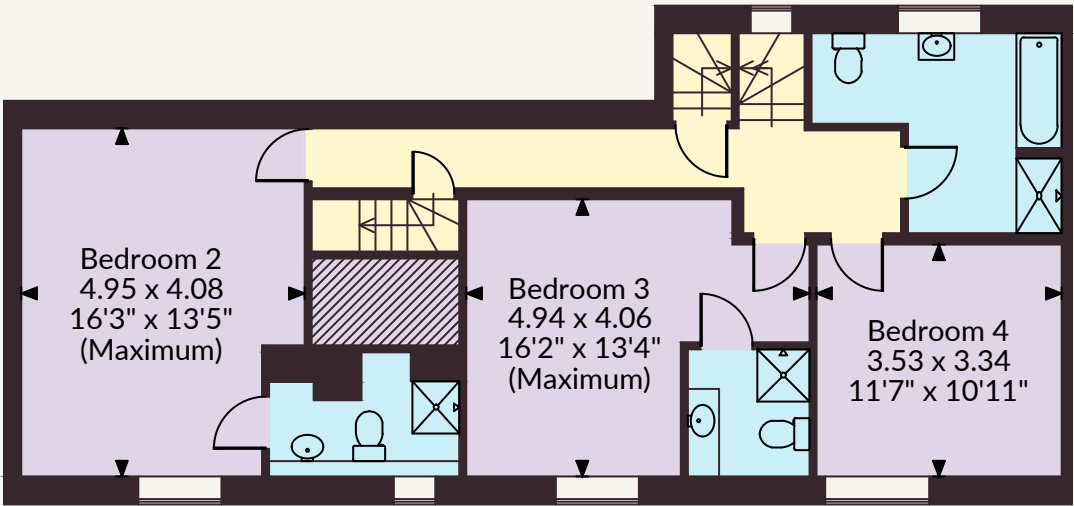
Solley Farm House, The Street, Worth
Main House internal area 2,841 sq ft (264 sq m)
Garage internal area 166 sq ft (15 sq m)
Greenhouse and Shed internal area 252 sq ft (23 sq m)
Annexe internal area 615 sq ft (57 sq m)
Total internal area 3,874 sq ft (360 sq m)
Quoted Area Excludes 'External Open Gazebo'



Ground Floor



Second Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8690119/MJH

Strutt & Parker Canterbury
2 St Margaret's Street, Canterbury, Kent CT1 2SL
01227 473700 | canterbury@struttandparker.com

@struttandparker 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. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken June 2026. Particulars revised August 2026.



Strutt
& Parker

Land and property. Since 1885.