



South Green, Sittingbourne, Kent





South Green, Sittingbourne, Kent

An immaculate farmhouse with superb equestrian facilities.



EPC
F

Tenure: Freehold

Local authority: Maidstone Borough Council

Council tax band: G







The Property

Set within the middle of its own 18 acres within an idyllic rural yet convenient location. The property has been cleverly extended and there is planning permission for conversion of a barn to ancillary accommodation.

The property is a charming Grade II Listed farmhouse that has been lovingly restored, extended and maintained by the current vendors. The accommodation is superbly presented throughout. The front door opens to a full height entrance hall with impressive oak staircase to the first floor. Stairs lead behind this down to a cellar that could be used as study, gym or a variety of purposes.

There is a double aspect sitting room to the rear with feature fireplace with wood burning stove. The drawing room has a wealth of exposed timbers and is double aspect with an impressive fireplace. The kitchen/dining room is a superb space and although open, divided into two areas. The cooking area with range, sink and dresser is to the front and the dining area to the rear. It is comprehensively fitted with a wide array of units.

On the first floor are three bedroom suites. The master bedroom is a stunning space with vaulted ceiling and large en suite bathroom with separate shower. The guest bedroom is accessed from the dining room and is also vaulted.

Garden & grounds

The house has a long driveway with the formal gardens to one side. These continue around the house with terraces and a kitchen garden. There is a substantial American barn with superb stabling consisting of eight stables, tack room and grooms area. There is a further barn with planning for ancillary accommodation and a further large open barn.

The land is divided into paddocks with water and there is picturesque area of woodland.



Location

In an idyllic rural position within a valley in the hamlet of South Green, sitting in its own land.

Stockbury village with its pub, farm shop and butcher is 2.4 miles. The M2 is 2.6 miles providing links to the national motorway network, Kent coast and the M20 at junction 7 6.4 miles away.

There are some excellent schools in the area including Bredgar primary, Maidstone Grammar School for boys, Maidstone Girls Grammar School.

The setting is superb for country walks and riding, with numerous leisure facilities.

Stockbury 2.4 miles, M2 2.6 miles, M20 Junction 7 6.4 miles, Maidstone 8.7 miles, Ebbsfleet International Station 22.1 miles.

(All distances approximate)



Approximate Gross Internal Floor Area 240.8sq m (2591 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

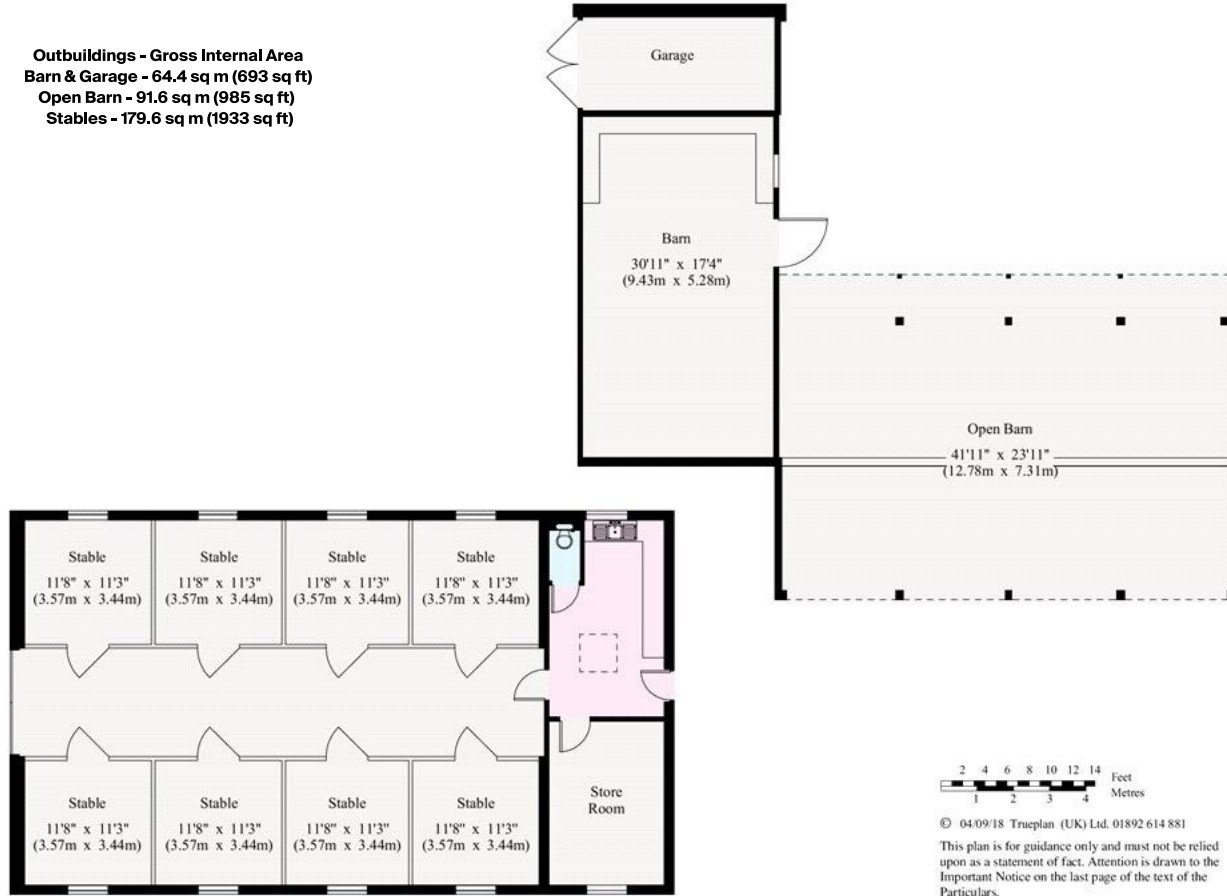
Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated . Photographs and videos dated .

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Outbuildings - Gross Internal Area
Barn & Garage - 64.4 sq m (693 sq ft)
Open Barn - 91.6 sq m (985 sq ft)
Stables - 179.6 sq m (1933 sq ft)



© 04/09/18 Trueplan (UK) Ltd. 01892 614 881

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Knight Frank
Sevenoaks
 113-117 High Street
 Sevenoaks
 TN13 1UP
knightfrank.co.uk

I would be delighted to tell you more
Oliver Streeter
 01732 744476
oliver.streeter@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2023. Photographs and videos dated September 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.