



OLD FORGE FARM

SOUTH GREEN, NR HUCKING, SITTINGBOURNE



WELL PRESENTED FARMHOUSE WITH EQUESTRIAN FACILITIES

Three bedroom Grade II listed farmhouse of over 2500 sq ft with superb equestrian facilities, located in grounds of 18+ acres, within an idyllic rural, yet convenient location.



Local Authority: Maidstone Borough Council

Council Tax band: D

Tenure: Freehold



GROUND FLOOR

This charming Grade II Listed farmhouse has been cleverly extended and restored, with superbly presented accommodation throughout that has been well maintained by the vendors.

The front door opens to a full height entrance hall with impressive oak staircase to the first floor. Stairs behind this lead down to a cellar that could be used as study, gym or a variety of purposes. Both reception rooms are of a good size and enjoy dual aspects, a wealth of original timbers and wood burning stoves with an impressive inglenook fireplace in the sitting room. The generous farmhouse style kitchen/dining room has a comprehensive range of cabinetry, wooden worktops, range cooker and a large dresser. Adjacent, the utility room has direct access outside.











FIRST FLOOR & GROUNDS

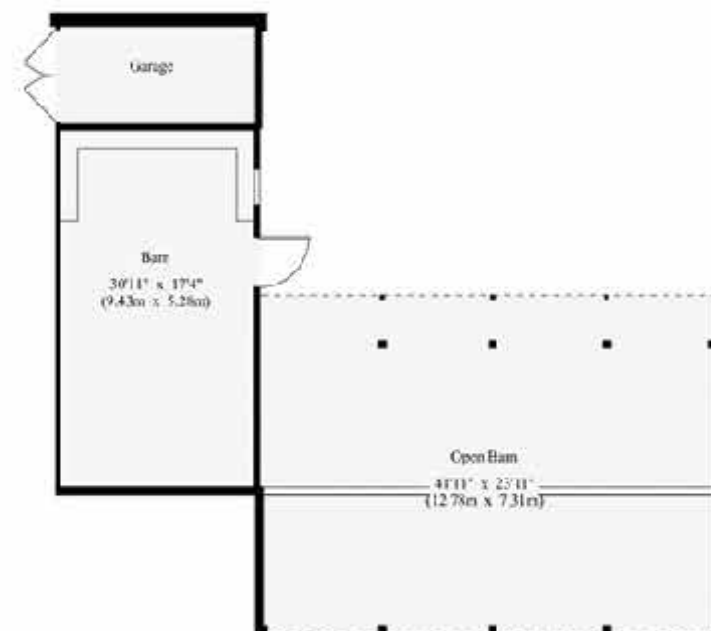
On the first floor are three bedroom suites, all with well appointed bathrooms. The principal bedroom has a stunning vaulted ceiling and generous ensuite bathroom with separate shower. The guest bedroom is accessed via a staircase in the dining room and also enjoys a vaulted ceiling.

The house has a long gravel driveway with 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 8 stables, tack room and grooms area. A barn has lapsed planning for ancillary accommodation alongside a further large open barn. Planning permission was also obtained in June 2021 for the construction of a horse riding arena (21/502235/FULL).

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





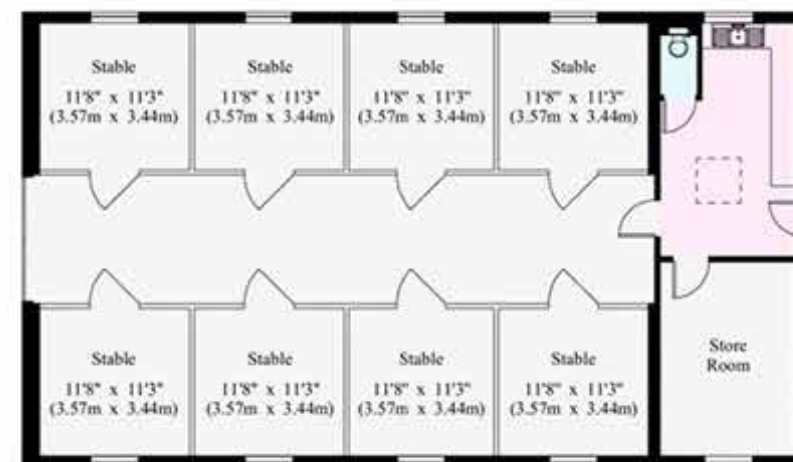


Old Forge Farm Outbuildings

Barn and Garage - Gross Internal Area : 64.4 sq.m (693 sq.ft.)

Open Barn - Gross Internal Area : 91.6 sq.m (985 sq.ft.)

Stables - Gross Internal Area : 179.6 sq.m (1933 sq.ft.)



Approximate Gross Internal Area = 240.8 sq m / 2591 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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