

VALE & MARSH

Amsbury Farm East Street
Maidstone, ME15 0QY

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£1,250,000

A handsome detached country house set in approximately 6 acres, with exceptional Equestrian facilities and arguably the finest views in Kent.

Set within a peaceful rural enclave sits this attractive and well-maintained country home, enjoying far-reaching views across the beautiful Kentish Weald. Positioned at the end of a long private drive, the property forms part of a pretty cluster of three homes within a working farm landscape of established orchards and vineyards, offering both privacy and a quintessential countryside setting in approximately 6.25 acres of gardens and paddock.

The spacious and impressive garage opposite the main house is ripe for conversion into ancillary accommodation as a useful 1-bedroom annexe / holiday let, having just successfully achieved planning consent (pre-application).

A particular highlight of this handsome family home is the direct access from the front gate to the Hunton/Linton toll ride, providing excellent off-road hacking for equestrian enthusiasts.

Description

Key Features

- Detached period home (circa 1876) with later extensions
- Approx. 6.25 acres of gardens and paddocks
- 4 bedrooms + attic room with potential
- Versatile ground floor layout (ideal internal annexe potential)
- Impressive double garage, ripe for conversion into 1-bedroom annexe/holiday let - planning consent now granted (pre-application).
- High-quality equestrian facilities
- 40m x 20m riding arena
- Stable yard with 4 stables (plus additional pony boxes), tack & feed rooms
- Workshop & ample parking
- Direct access to toll ride hacking

The Property:
Believed to date from around 1876, the property originally comprised a pair of Victorian cottages that have since been thoughtfully combined and extended to create a spacious and versatile family home. The accommodation is well balanced and adaptable, suited to modern living while retaining a warm, characterful feel.

The ground floor includes a welcoming sitting room, a recently updated and bespoke, high specification kitchen/breakfast room, a formal dining room, and a useful combination of snug and study spaces. These additional rooms offer flexibility and could easily be arranged to create a self-contained area or guest suite if required. A utility/laundry room and practical boot room complete the ground floor layout.

On the first floor, there are four well-proportioned bedrooms with breath-taking views served by an immaculate family bathroom and separate shower room. A further attic room on the second floor presents an opportunity for conversion, subject to the necessary consents, offering scope to expand the living space.

Gardens & Grounds:
The gardens wrap around the rear and side of the house, predominantly laid to lawn and gently sloping down towards the paddocks. A private seating area and rear terrace provide ideal spots to enjoy the open outlook, with a mature willow tree adding charm and character to the setting. A substantial driveway offers ample parking and access to the garage and outbuildings, as well as the stable yard. The spacious and impressive garage opposite the main house is ripe for conversion into ancillary accommodation as a useful 1-bedroom annexe / holiday let and has just successfully achieved planning consent (pre-application).

Equestrian Facilities & Outbuildings:
The property is superbly equipped for equestrian use, with facilities designed and constructed to a high standard. The stable yard includes four principal stables, with one currently subdivided to create two pony boxes (easily reverted if desired), alongside a tack room and feed room with services connected. Additional features include a covered wash area and a useful covered storage/lambing shed.

A riding arena / ménage of approximately 40m x 20m, is conveniently positioned between the stables and paddocks, featuring post and rail fencing and a well-drained sand and rubber surface. The surrounding land is arranged into several south-facing paddocks, ideal for rotational grazing. The land has previously supported both ponies and a small flock of sheep.

Location & Additional Information

Hunton is a charming village set within unspoilt countryside between Maidstone and Marden. The area offers a strong sense of community, with local amenities including a village hall, church, primary school, and recreational facilities such as a cricket club and playing field.

For commuters, mainline rail services are available from nearby Marden and Staplehurst, with journey times to central London of approximately 45 minutes. Maidstone provides a wider range of shopping, schooling, and leisure facilities, while access to the M20 motorway is within easy reach.

Additional Information:
Farmhouse: Mains water and electricity. Hot water & central heating are supplied by an oil-fired boiler. There is a recently installed treatment plant drainage system.
Stable Yard & Outbuildings: Water & Electricity are connected where needed. There is a water boiler and a phone line in the Feed Room.

Council Tax Band: G

EPC: D

Footpath:
There is a single footpath that skirts the boundary of the property (KM164) for a short distance to the north west. It is separated from the garden by a fence and hedge.
For further information use the KCC link below and the postcode ME15 0QY:
https://webapps.kent.gov.uk/countrysideaccesscams standardmap.aspx

Plan / Land Area / Boundaries:
The plans included in these sales details, along with the stated acreage, are derived from the most recent Ordnance Survey mapping and are provided for general reference only. Prospective buyers should note that the sale is governed by the owner's Land Registry title plan(s) and are responsible for confirming the exact boundaries and total area of the land themselves.
These plans are intended solely for illustrative use and, while they are considered to be accurate, no guarantee is given regarding their precision.

Viewings:
Viewings strictly by appointment by the agent, Vale and Marsh.



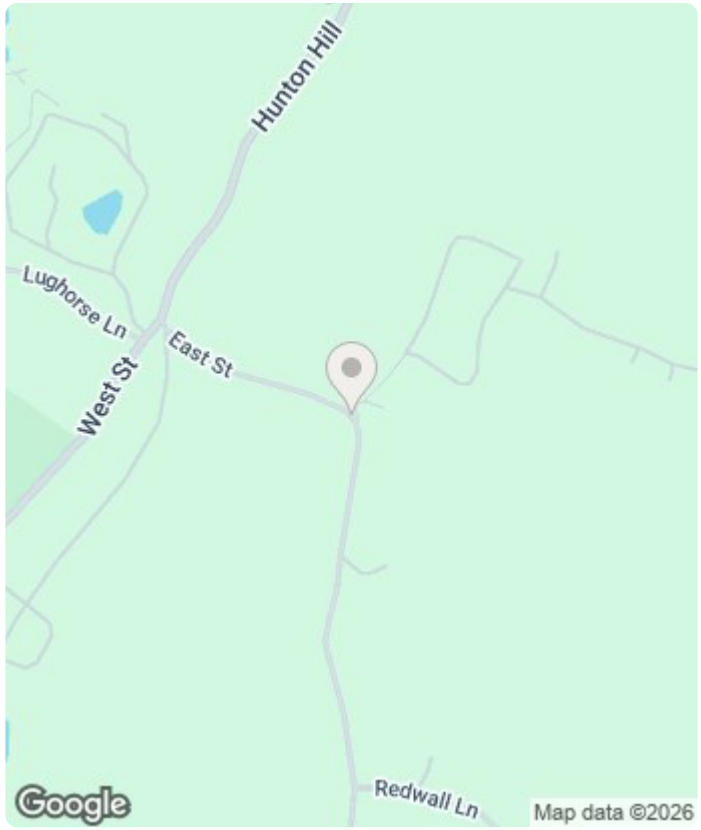


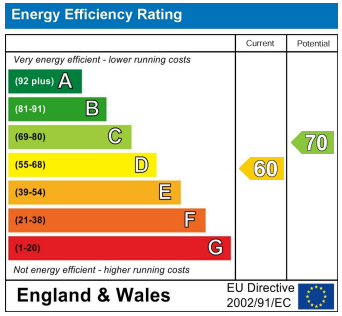


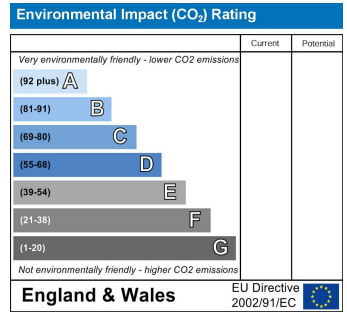
Weald Cottage, Amsbury Farm

Approximate Gross Internal Area = 238.2 sq m / 2564 sq ft
Approximate Garage / Store Internal Area = 52.9 sq m / 570 sq ft
Approximate Outbuildings Internal Area = 131.8 sq m / 1419 sq ft
Approximate Total Internal Area = 422.9 sq m / 4553 sq ft









This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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