



Kelsham Farm Four Oaks Road, Headcorn

Ashford

Knight
Guide Price £1,700,000



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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

GUIDE PRICE £1,700,000 – £1,800,000 Could this Grade II* 16th Century Wealden Farmhouse steeped in history be the home you have been searching for? This ultimate country residence will appeal to a wide demographic. Kelsham Farm, formally Kelsham Manor was originally inhabited by Christopher Kelsham during the reign of Queen Elizabeth I. Nestled in the peaceful Kent countryside between Maidstone and Tonbridge this six bedroom timbered framed farmhouse, set in approximately 11 acres has a wealth of history and charm. Internally the property offers over 5300 sq. ft of living accommodation, with generous ceiling heights in the majority of rooms and even has a secret room! Externally there is a swimming pool, outbuildings and numerous outdoor seating areas to enjoy with family and friends. This property should be viewed to fully appreciate the desirable lifestyle this property offers. Whilst afforded a peaceful setting Kelsham Farm is ideally located to access Ashford International Station for commuters, along with stations at nearby Headcorn and Staplehurst. Headcorn offers a variety of amenities including a supermarket, optician, beauty salon and restaurants. The area has a wealth of country pubs along with superb restaurants, and for leisure pursuits the Weald of Kent Golf Club & Hotel, Headcorn Aerodrome for pleasure flights and balloon rides, Leeds Castle for Go Ape & Segway, wine tours of Kent vineyards, Kent & East Sussex Railway for steam rail enthusiasts and The Big Cat Sanctuary are all easily accessible. Many people visit the local area to take advantage of the excellent dog walking routes available. The region is well served with a variety of schools – Sutton Valence Private School along with Dulwich Prep and Cranbrook school, as well as Frittenden, Sutton Valence and Leeds-Broomfield Primary Schools, nine good Grammars and various secondary schools are in and around Maidstone and Tonbridge. Striking in appearance, Kelsham Farm can be found at the end of a private gated driveway off Four Oaks Road. Parking for multiple vehicles is easily achievable here, whether it be small cars, off roading vehicles or something a little bigger! A carport for further parking needs and can be used for log storage too in the cooler months and houses a biomass boiler with a ten year (RHI) Renewable Heat Incentive payback still available. Stepping foot through the front door, you enter the vestibule, where coats and shoes can be stored. Leading through from here is one of the grand reception rooms, currently being used as the dining room. With exposed brick on the floor, inglenook fireplace, log burning stove and exposed beams overhead, this room really has presence and gives you a taste as to what is to come.





Off the reception room, you are led to another reception room, being used as the drawing room. Beautiful wooden flooring, beams and wooden panelling throughout and a tiled fireplace fitted with log burner, makes it an enjoyable space to enjoy in the evenings with a glass or two and a book. Through the dining room and towards the right side of the home, passing over exposed brick flooring, is one of the two cloakrooms. The dual aspect kitchen is a fantastic space for the family to enjoy. Flooded with light upon entry and with stone topped central island, with fitted butcher's block. This creates plenty of space for those who enjoy home cooking and really is the heart of the home. The inglenook fireplace holds a sought-after Aga, so all your needs really are met with this room. A place to enjoy informal meals has also been thought of with a seating/breakfast area at the end of the room, with double doors leading out to the rear garden. At the other end of the hallway is a family room and study with a fireplace and log burner, respectively. Off the study is a useful utility room, with sink and space for washing machines and tumble dryers and is where the second cloak room can be found. It's worth mentioning there are numerous amounts of built in storage facilities on the ground floor too and doors which lead to the rear garden, giving you ease of access dependant on where you are during the day! From the hallway, stairs lead you to the first floor, where four of the bedrooms are located along with four toilets and 6 baths/showers! So a slim chance you'll all need the same one in the mornings. The main bedroom has a dressing area (separate to the bedroom), a fireplace, a modern en-suite shower room and benefits from built in storage as well. Bedroom 2 is an ideal space for those family members/ friends who come over to stay with a door to separate the bedroom and bathroom from the hallway. Bedroom 3 has an en-suite shower with wash basin fitted in





Large
Farm ponds



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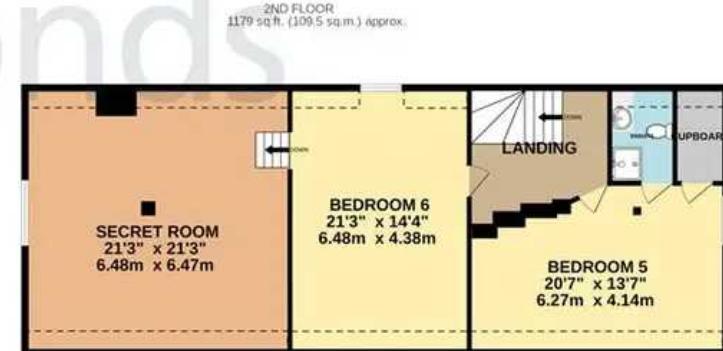
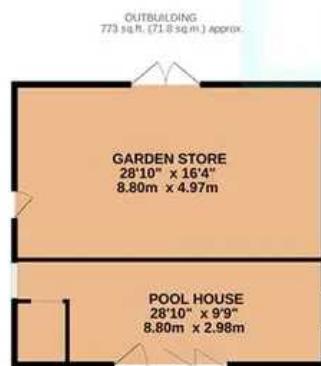
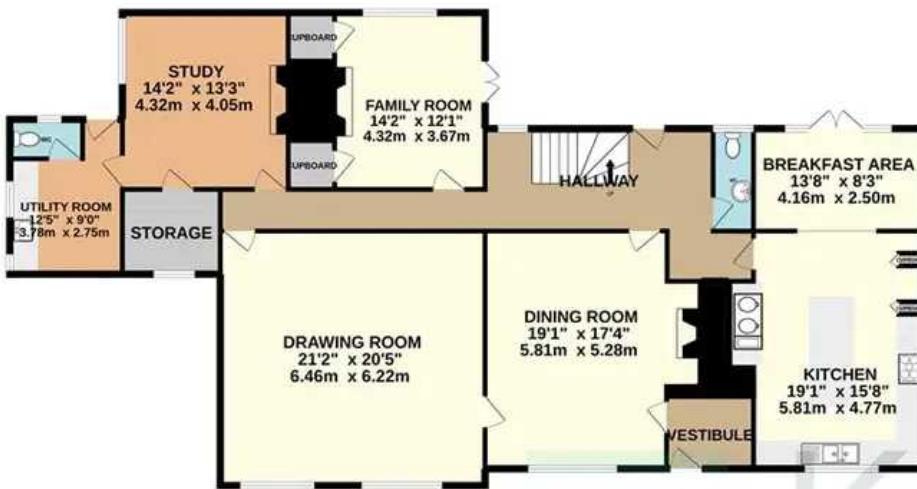
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TOTAL FLOOR AREA: 5356sq.ft. (497.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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