



# Downs Farm House

YALDING • MAIDSTONE • KENT





# DOWN'S FARM HOUSE

KENWARD ROAD • YALDING • MAIDSTONE • KENT • ME18 6JR

*An impressive example of a historic Grade II\* listed hall house with a wealth of period features, set in an attractive country garden within a picturesque village*

Entrance Hall, Drawing Room, Sitting Room, Family Room/Playroom, Study, Kitchen/Dining Room, Pantry/Boot Room, Utility Room, Shower Room, Cloakroom

Master Bedroom, Four further Bedrooms, Two Bathrooms

Charming Garden, Swimming Pool, Detached Four-Car Garage, Office/Studio, Driveway Providing Extensive Parking

**About 0.59 of an Acre In Total**



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## DESCRIPTION

Downs Farm House is an impressive example of a Grade II\* listed hall house with a wealth of period features, that originally dates from the late 14th century. The property has been sympathetically restored and extended to provide well presented and versatile accommodation of superb proportions, that is charming in both design and character. Features include exposed wall and ceiling timbers, exposed brickwork, high ceilings, striking open fireplaces, oak framed lead light casement windows, oak doors with ironmongery furniture and stained glass windows. The house is set within about 0.59 of an acre of attractive gardens with the benefit of a swimming pool, office/studio, four-car garage and gated driveway providing extensive parking.

- The inviting entrance hall provides access to a wide staircase rising to the first floor. An adjoining lobby has a door leading to the side of the property and the utility room with fitted wall and base cupboards, work surfaces inset with a ceramic sink and space for a washing machine and tumble dryer.
- The principal reception rooms offer spacious living areas that can be flexible in configuration. They comprise a family room/playroom, drawing room, sitting room and study. The family room/playroom and drawing room both feature a striking inglenook fireplace with an oak bresummer beam. The study also has double doors leading to the rear garden, together with access to a well appointed shower room.
- The light filled kitchen/dining room is well proportioned for both entertaining and everyday dining occasions. The kitchen is fitted with a comprehensive range of wall and base cupboards designed by John Lewis of Hungerford. Tiled work surfaces incorporate a twin ceramic Kohler sink. Appliances include an integral fridge/freezer, and Neff dishwasher, and a Rangemaster cooker. Also of note is the high vaulted ceiling and travertine floor tiles with underfloor heating.
- The adjoining pantry/boot room has matching wall and base cupboards and provides access to both the cloakroom and the "courtyard" terrace, ideally positioned for al fresco dining.
- There are five bedrooms arranged over the first floor, two of which benefit from fitted wardrobes. Of particular note is the master bedroom, which features crown posts and the second bedroom with an impressive high ceiling.
- There are two well presented bathrooms, benefitting from modern/traditional fittings and travertine tiles and work tops.
- The property is approached via a gated shingle driveway, providing extensive parking and leading to the detached four-car garage with up and over doors, power and light connected. There is storage above the garage, which offers the potential of being converted into a recreation room/annexe if required (subject to planning permission). A generous covered wood store area is to the side of the garage.





- The office/studio is attached to the main house and includes fitted bespoke cupboards with oak work surfaces and shelving.
- The attractive gardens enjoy a southerly aspect and provide a wonderful backdrop to the property. They are interspersed and bordered with a variety of specimen trees and shrubs, including Mulberry, Cedar of Lebanon, Acer, Magnolia, Yew and fruit trees. A York Stone terrace together with a separate brick/stone “courtyard” terrace provide excellent areas for al fresco entertaining.
- Also of benefit is an above ground swimming pool with a decked platform surround, a sunken trampoline and a tree swing.

#### SITUATION

Downs Farm House is set in the heart of the charming and historic village of Yalding, located at the foot of the Chart Hills between Tunbridge Wells (11 miles) and Maidstone (7 miles). The village offers a good range of facilities including a general store and post office, a library, two public houses, a tea-room, church, doctor's surgery and a popular primary school (“Outstanding” Ofsted Report). Also of benefit is a monthly farmers market. School buses from Yalding travel to Maidstone and to Paddock Wood, Tonbridge and Tunbridge Wells.

- **Comprehensive Shopping:** Paddock Wood, Maidstone, Tunbridge Wells.
- **Mainline Rail Services:** Yalding (1.3 miles) to Paddock Wood (4.5 miles) to London Bridge/Charing Cross/Cannon Street.
- **Primary Schools:** Yalding, Collier Street and Laddingford.
- **State Schools:** Maidstone Girls Grammar, Maidstone Boys Grammar and Invicta Girls Grammar in Maidstone. Tonbridge Girls Grammar, Weald of Kent, The Judd School in Tonbridge. Tunbridge Wells Girls Grammar and The Skinners' School in Tunbridge Wells. Mascalls in Paddock Wood. Knole Academy, Weald of Kent Grammar and Trinity Secondary Schools in Sevenoaks.
- **Private Schools:** Shernold's Prep School in Maidstone. Sutton Valence Prep and Secondary Schools. The Preparatory Schools at Somerhill. Tonbridge School. In addition to several schools in Sevenoaks.
- **Communications:** The M26 (junction 2a) at Wrotham Heath and M20 (junction 2) at Wrotham give excellent access to the M25, Gatwick and Heathrow Airports, the Channel Tunnel Terminus and London.



#### DIRECTIONS

From the A20 turn into Seven Mile Lane (B2016) signed towards Paddock Wood and Tunbridge Wells. Proceed over the first roundabout onto the A228 and at the next roundabout turn left onto the B2015. Take the first road on the right onto Hampstead Lane. Follow this road past the station, over Twyford Bridge and keep left as it continues into Yalding village. Turn left on Town Bridge by the white corner building on the left with the "Hovis" sign - the post office. Proceed over the bridge and up the High Street. Immediately after the war memorial on the right, turn left into Kenward Road. The driveway to Downs Farm House can be found 100 yards on the right hand side.

#### GENERAL REMARKS

#### OUTGOINGS

Maidstone Borough Council - 01622 602000. Tax band 'G'.

#### SERVICES

All mains services connected. Gas-fired central heating. Under floor heating in the kitchen/dining room.

#### AGENTS NOTES

Downs Farm House is not in a flood zone.  
Photographs taken in June 2014.

#### VIEWING

Strictly by appointment with Savills on 01732 789700. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

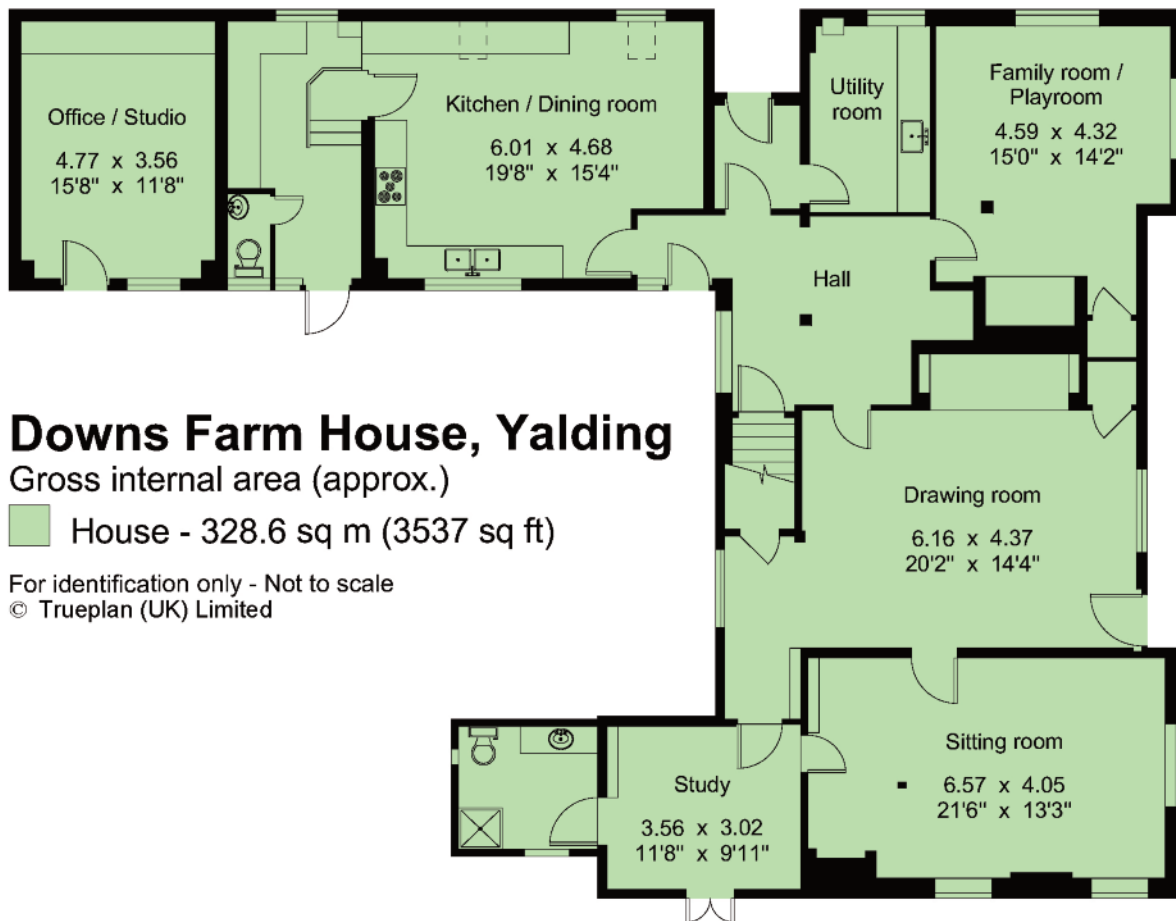
#### IMPORTANT NOTICE

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Brochure prepared September 2017.

HR/71029041



## Downs Farm House, Yalding

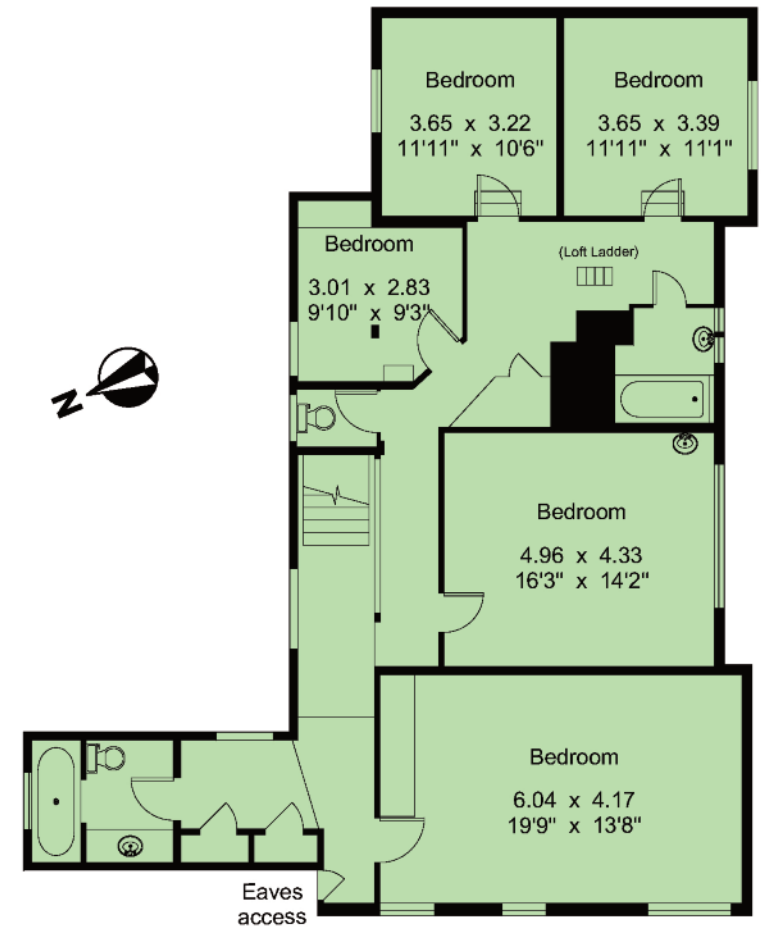
Gross internal area (approx.)

House - 328.6 sq m (3537 sq ft)

For identification only - Not to scale

© Trueplan (UK) Limited

Ground floor



First floor



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