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Country Houses



Stone Farmhouse Buckland Faversham

DISTINCTIVE COUNTRY PROPERTY

## Stone Farmhouse

Lower Road

Buckland, Faversham, Kent ME13 0TW

A substantial period farmhouse offering rare scope and potential for renovation and refurbishment, affording considerable character of the 15th & 18th Century periods with an abundance of exposed timbers and good ceiling heights throughout.

The property enjoys a large garden (about 0.5 acre) with a 4 bay barn garage all within a rural farmstead setting.

**Guide Price: £625,000**



### Accommodation

- Entrance Hall • Drawing Room (original shutters)
- Kitchen/Breakfast Room (wood burning stove)
- Cellar • Dining Room (period fireplace)
- Scullery • Rear Hall • Cellar • Pantry • Store Room
- Study (period fireplace) • Ground Floor Bathroom
- 6 Bedrooms • First Floor Bathroom (Jack & Jill)
- Oil Fired Central Heating (recent boiler)

### Gardens

- Good sized gardens, off-road parking, 4 bay barn/garage
- About 0.5 acre

### Communications

- Faversham – 3 miles • Station (HS1) – 5 miles
- M2 motorway (Jct 6) – 4 miles • Canterbury – 12 miles
- Ashford Int Station (Eutostar) – 12 miles



### Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



### Situation

Stone Farmhouse is situated within an old farmstead setting in the rural hamlet of Buckland within 3 miles of the historic town of Faversham which has High Speed train services to London (1 hr 06m) and access to the M2 motorway (Jct 6). Within 2 miles of the property is the Sainsburys superstore at West Faversham. Faversham enjoys not only nautical connections but also an excellent range of period buildings, shopping facilities, leisure amenities and a choice of schools including The Queen Elizabeth Grammar School. The A2 provides a primary route to motorway connections and onwards travel to both the Cathedral City of Canterbury A251 to the market town of Ashford for the International Station (Eurostar). From Faversham there is access to the coast via the creek and to nearby Whitstable via local routes or the A299.

### Stone Farmhouse

Stone Farmhouse is a fascinating Grade II listed period house combining early Tudor origins



with an 18th Century addition and hence it boasts many character features of the two eras. It is believed that the older wing of the house was a Kentish Hall House. The property has been within the same family ownership since 1918.

There are many original features including period fireplaces, tiled floors, internal shutters to the principal reception rooms and delightful leaded light windows.

The accommodation benefits from multiple reception rooms and 6 bedrooms with bathrooms on both floors including a Jack & Jill bathroom between the master and guest bedrooms. There are distant views across countryside towards the Swale Estuary from many of the front facing windows.

The property would now benefit from refurbishment and some renovation but is considered worthy of the investment required with the potential to restore it to a very elegant period farm house.

### Agent's Note

A right of way is reserved for access to other buildings accessible from the driveway.

### Services

Mains water and electricity, oil fired central heating, private drainage.

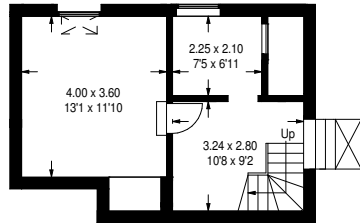
### Viewing

Strictly by appointment with the Agents **(CI447)**

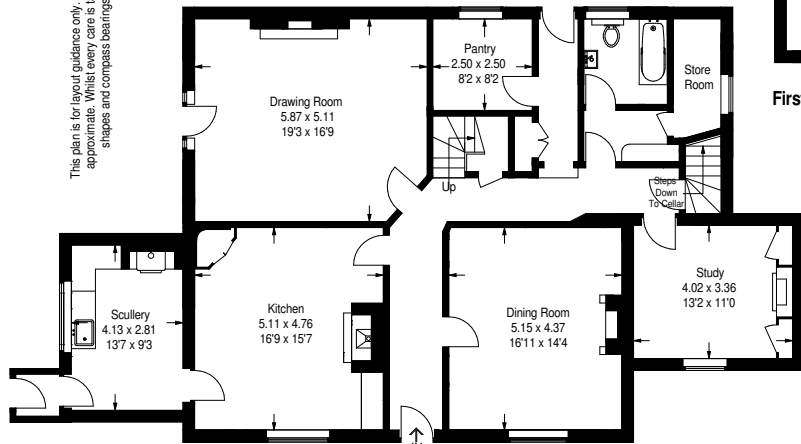


## Stone Farmhouse, Lower Road, Buckland, Faversham

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. (ID517711)

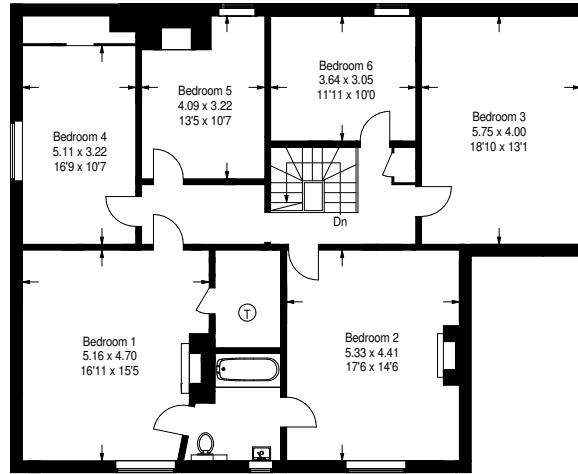


Cellar = 32.9 sq m / 354 sq ft

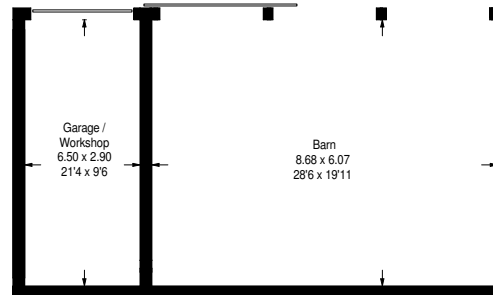


Ground Floor = 153.5 sq m / 1652 sq ft

Approximate Gross Internal Area (Including Cellar)  
327.1 sq m / 3520 sq ft  
Outbuildings = 79.7 sq m / 858 sq ft  
Total = 406.8 sq m / 4378 sq ft



First Floor = 140.7 sq m / 1514 sq ft



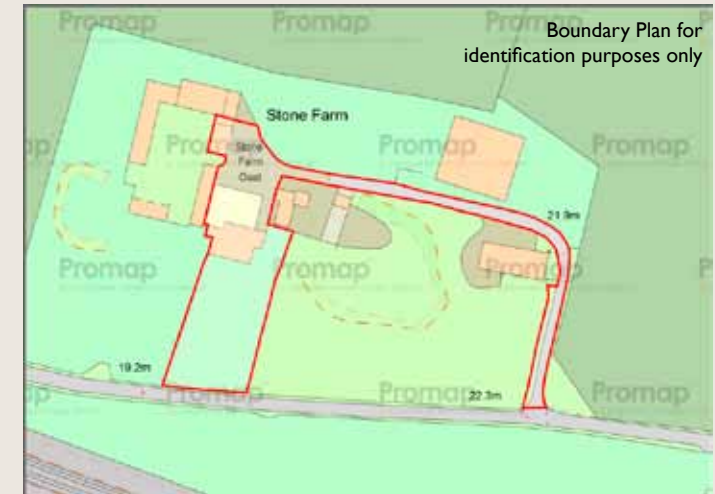
Outbuildings

(Not Shown In Actual Location / Orientation)



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### Directions

**From the M2 motorway** leave at Junction 6 following signs towards Faversham.

At the junction turn left along the A2 London Road in the direction of Sittingbourne. After about half a mile proceed straight over the roundabout to the top of the hill before descending the other side.

At the bottom of the hill look for a turning on the right hand side signposted towards Luddenham (Four Oaks Road).

At the junction turn left along Lower Road towards Buckland. After about 1 mile look for a red coloured barn set back on the right hand side and turn into the track leading up to and around this building. Stone Farmhouse will be found at the far end of the track on the left hand side.



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Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

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Country Houses

# Are you planning to sell your house?

**Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!**

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

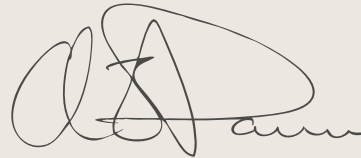
To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have 25 years of experience – the majority of which have been spent working specifically within the Country Houses market.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Country Houses, Ashford Homes, The Villages, Tenterden Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



Alex.

Ashford

**01233 506260**



Tenterden

**01580 766766**



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