



FOUNDATION

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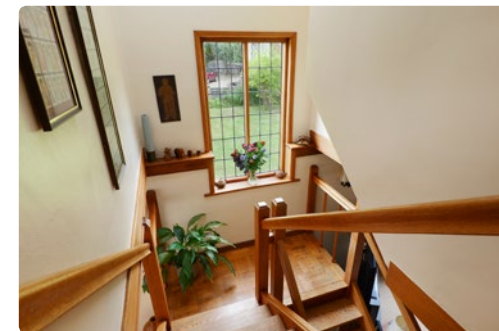
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Manor Farm, Love Lane, Headcorn, Ashford, TN27 9HJ

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS



Manor Farm, Love Lane, Headcorn, Ashford, TN27 9HJ

- Enchanting Detached Period Residence
- Steeped In Character & Modern Enhancements
- Exposed Beams & Latch Key Doors
- Open Plan Living Room With Wood Burning Stove
- Four Bedrooms & Two Luxury Bathrooms
- Kitchen Breakfast Room & Conservatory
- Set Within 3.49 Acres Of Park Like Grounds
- Double Garage & Gated Driveway

SITUATION:

Manor Farm enjoys a peaceful rural setting on a quiet country lane, just moments from the beautiful village of Headcorn, nestled in the Low Weald of Kent.

Headcorn is a thriving and growing village with a strong sense of community, centred around an attractive High Street offering a wide range of shops, local businesses, and services. One of the largest villages in the area, it retains its charm and heritage through historic architecture and a traditional village atmosphere. Ideally located between Maidstone and Ashford, Headcorn offers the best of both worlds—rural living with easy access to urban amenities.

Families benefit from several local primary schools in the area, with excellent connections to secondary schools in Maidstone and Ashford by both road and rail.

The village is well served by frequent bus services, and Headcorn Station—just a mile from the property—offers regular trains to London Charing Cross in just over an hour.

Surrounded by idyllic countryside, the area is perfect for scenic walks, cycling, and day trips. Nearby Staplehurst complements Headcorn with its own strong village identity and amenities.

For broader shopping and leisure, Ashford offers a wealth of facilities including the Designer Outlet, retail parks, leisure centres, and family attractions. It also benefits from the International Station, with high-speed trains to London St Pancras in just 37 minutes. Maidstone provides a similar range of urban facilities and is easily accessible via the M20, with a travel time of around 30 minutes.



DESCRIPTION:



An enchanting, detached four-bedroom period residence, sympathetically and creatively extended over the years to offer a seamless blend of historic charm and modern comfort.

There is almost 2,500 sq. ft. of beautifully configured accommodation, this exceptional home is set within 3.49 acres of idyllic, park-like grounds. Dating back to the late 16th century, the property is rich in original features, including exposed timber beams, open fireplaces, and characterful oak latch doors, all thoughtfully preserved to celebrate its heritage.

Externally, the façade is utterly charming, showcasing a traditional Kent peg-tiled roof, beautifully pointed exposed brickwork, pale render, and striking vertical dark timber beams. Leaded light windows further enhance the period character, while the extension has been thoughtfully integrated with composite weatherboarding and



heritage-style bricks to blend seamlessly with the original architecture. The handsome oak front door is set beneath a pitched canopy, gracefully supported by a curved oak bracket, offering both shelter and timeless appeal.

The vaulted entrance hall offers a delightful welcome, here is an inner hallway with cloak which leads through to the kitchen/breakfast room, which forms part of an extension added in the early 1990s.

The kitchen features an array of units that integrate many main appliances and are finished with elegant quartz worktops. A bespoke dresser and breakfast station, also designed by JM Interiors, complement the rest of the kitchen beautifully. The space is further enhanced by a separate utility room and a double-glazed conservatory that enjoys views over the garden and pond.

The triple-aspect living room is fully open-plan, thoughtfully arranged into distinct zones for dining, relaxing, and working. Characterful exposed beams reflect the original charm of this period property, while two open fireplaces — one fitted with a wood-burning stove and the other a decorative feature — are enhanced by handsome bressummer beams, adding both warmth and architectural interest.

A simple yet elegant open staircase leads to the first floor, where four generously proportioned bedrooms await, along with a well-appointed family bathroom featuring Villeroy & Boch sanitary ware and natural stone-coloured tiles.

The principal bedroom enjoys far-reaching views and benefits from an elegant en-suite shower room, designed and fitted by Potts, a bespoke interiors company based in East Malling, just a few years ago.







OUTSIDE

Manor Farm occupies a generous 3.49-acre plot of thoughtfully landscaped grounds that wrap around the property.

From the conservatory, an Indian sandstone patio provides ample space for alfresco dining and leads to the rear of the garage and storage shed.

The main garden is predominantly laid to lawn, interspersed with established shrubs and mature trees, while a picturesque pond attracts an abundance of wildlife and is home to numerous fish.

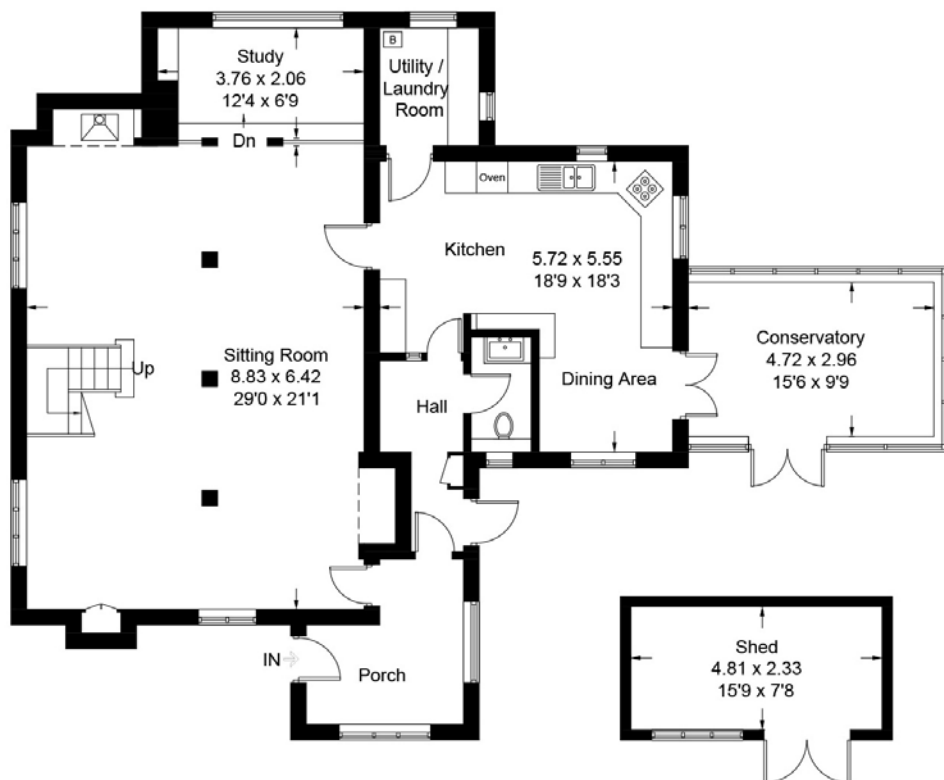
The current owners have a clear passion for gardening, evident in every detail, from herb beds and fruit trees to wild blackberries and well-organised vegetable plots. Toward the rear of the garden stands a charming summerhouse, beyond which lies an enclosed field with a second pond, in addition to a separate paddock to the side. With its extensive and useable land, the property offers excellent potential for equestrian use.

A gated driveway which leads to ample parking and a double detached garage, which could be further converted offering a guest annexe. STPC

AGENTS NOTE:

Oil fuelled heating & private drainage shared with Manor Farm Oast.





TOTAL FLOOR AREA: 3087 sq. ft (286 sq. m)
HOUSE: 2469 sq. ft (229 sq. m)
OUTBUILDINGS: 618 sq. ft (57 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
G



GENERAL INFORMATION
Oil fuelled heating & private drainage

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