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Uenta House, Church Hill, Hernhill, Faversham, ME13 9JX

5 BEDROOMS | 4 BATHROOMS | 3 RECEPTIONS



Freehold

Uenta House, Church Hill, Hernhill, Faversham, ME13 9JX

- Substantial Modern Detached Residence
- 4300 Sq.Ft Of Elegantly Presented Accommodation
- Thoughtfully Extended & Creatively Configured
- Five Bedrooms & Four Bathrooms
- Open Plan Living Area With Bi-fold Doors
- Three Additional Reception
- Paddocks & Stables Within 3.71 Acres
- Gated Driveway With Ample Parking



SITUATION:

Situated in the picturesque village of Hernhill, nestled within some beautiful countryside with outstanding views over the surrounding orchards and rolling farmland.

The village itself lies approximately three miles to the east of Faversham and only seven miles from the cathedral city of Canterbury and has a picturesque village green, overlooked by a fifteenth century Church of St Michael and the historic Red Lion public house. The village is also served by another pub, The Three Horseshoes, and an outstanding primary school.

Nearby Blean Woods, which have been designated a Site of Special Scientific Interest, cover more than eleven square miles are ideal for a peaceful walk. The next closest village is Boughton-under-Blean, who benefits from another good primary school, a post office, a village store, several pubs and a restaurant. Hernhill is also close to the A2

which gives easy access to the motorway network for both London and the coast.

The nearby town of Faversham offers a far wider range of shopping, leisure, and recreational amenities, including an indoor and outdoor swimming pool, a cinema, a museum and numerous good pubs and restaurants.

The town is served by a good selection of primary schools and two secondary schools, one of which being the renowned Queen Elizabeth Grammar School. A wider selection of state, grammar and private schools can be found and Canterbury and both Faversham and Canterbury have mainline stations with a high speed link to London St Pancras.

The bustling seaside town of Whitstable is approximately five miles away and is famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside



DESCRIPTION:

A substantial, highly modernised detached farmhouse nestled in the heart of Hernhill village, Uenta House occupies almost 4 acres of beautiful grounds and paddocks, offering an array of equestrian facilities. Originally built in the 1980s, the property has been significantly extended and thoughtfully redesigned by the current owners, who have transformed it into an elegantly presented 4,000 sq. ft. family home.



The finish is exquisite, showcasing fine craftsmanship and a high specification throughout. The kitchen is a standout feature, creatively designed with bi-fold doors that frame the gardens and far-reaching views beyond, centred around a large quartz-topped island.

The façade features light brick walls paired with a dark slate roof, giving the home a modern rustic charm, while symmetrical windows, dormers, and a sheltered entrance create a welcoming, well-balanced

appearance. A gated sweeping driveway further enhances the sense of grandeur.

The tiled entrance hall sits at the heart of the home and leads to a spacious cloakroom, coat closet, and a well-equipped laundry/utility room. To the left lies a triple-aspect sitting room featuring oak flooring and a wood-burning stove set within the chimney breast. This generous space is further complemented by a cosy snug, ideal for reading or study.

To the right of the entrance hall is an elegantly appointed kitchen–dining room with bi-fold doors opening onto the sun terrace. The thoughtfully designed kitchen features bespoke cabinetry finished in a palette of complementary blues, paired with high-quality quartz worktops. A range of integrated appliances includes a double oven, induction hob with downdraft extractor, dishwasher, and Quooker boiling water tap alongside a Belfast sink.

A few steps descend to a games room, complete with a built-in bar and ample space for entertaining..

On the first floor, a large galleried landing leads to five bedrooms and four bathrooms. The main bedroom extends over 21 feet and includes a walk-in wardrobe, dressing room, and private en-suite.

Outside:

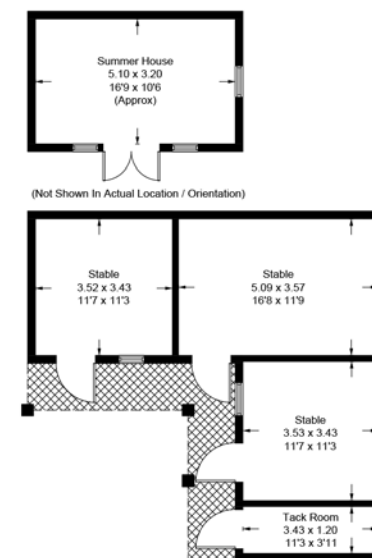
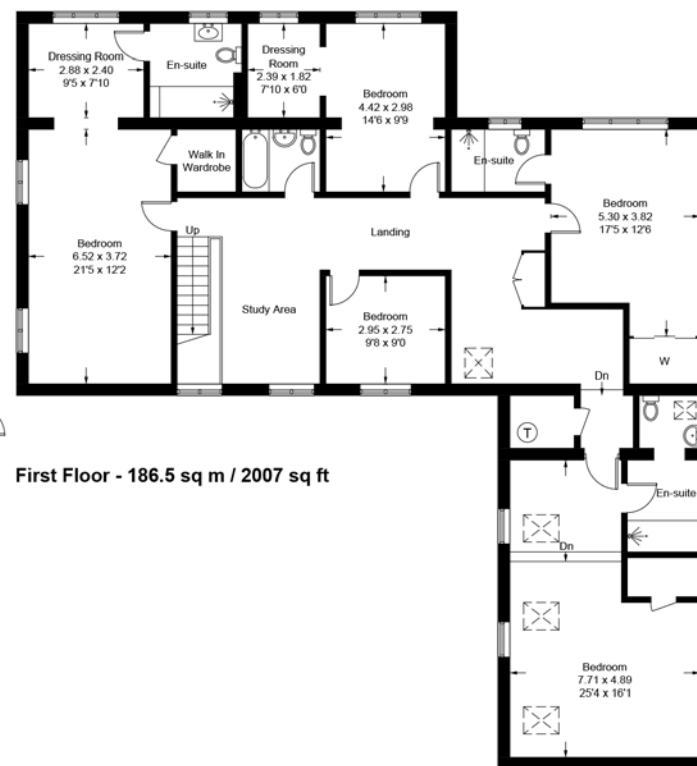
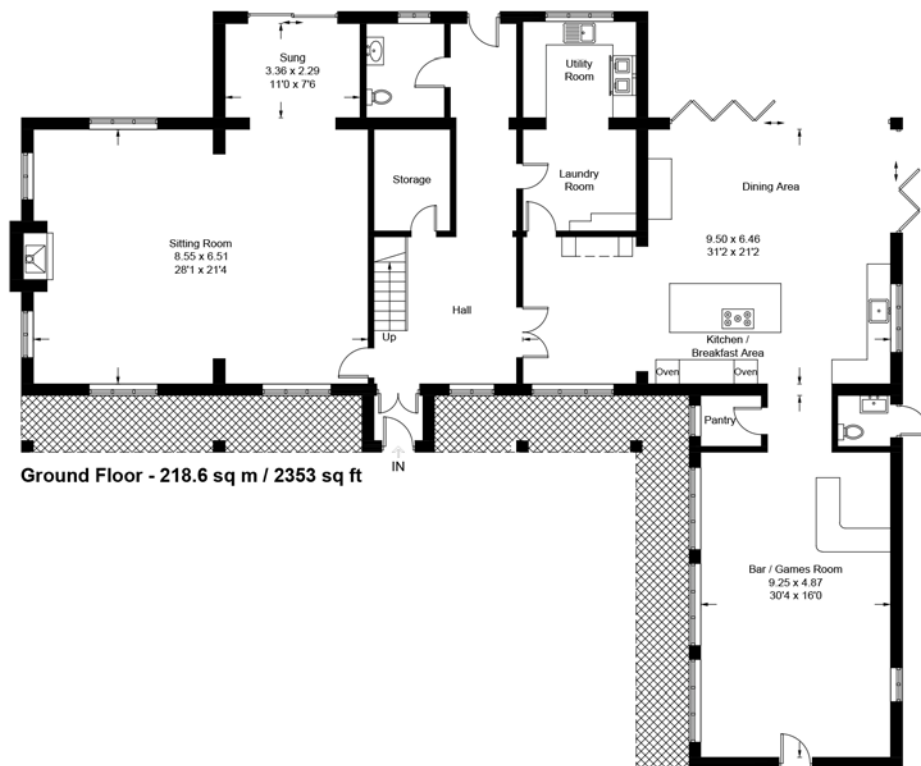
Uenta House occupies 3.71 acres of grounds, predominantly laid to paddocks accompanied by three stables and a tack room, ideal for those wishing to keep horses. To the front, a gated sweeping driveway winds between manicured lawns interspersed with young trees and established shrubs. The gardens wrap around the property, with a summer house and a south-facing sun terrace accessed directly from the rear of the house, creating a wonderful setting for alfresco dining.











TOTAL FLOOR AREA: 5072 sq. ft (471 sq. m)
HOUSE: 4360sq. ft (405sq. m)
OUTBUILDINGS: 712 sq. ft (66 sq. m)



EPC RATING
C



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

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