



GREENHILL HOUSE

OTHAM | KENT | ME15 8RR

Guide Price £995,000 FREEHOLD



**Lambert
& Foster**

A fine, Grade II listed, detached, Georgian fronted, village residence providing five bedroom, three reception room family accommodation including a very useful, two storey, semi-detached outbuilding offering home office potential subject to PP, situated within landscaped gardens extending to approximately 0.63 of an acre, all enjoying stunning views across to the North Downs.

County town of Maidstone approx. 4 miles
Junction 8 of the M20 approx. 3 miles
Headcorn station approx. 7 miles

- Entrance hall
- Drawing room with marble fireplace
- Dining room
- Family room
- Kitchen/breakfast room with AGA
- Study
- Conservatory
- Rear hall
- Cloakroom and utility room
- Cellar
- First floor landing
- Five bedrooms incorporating main bedroom with en suite dressing room and bathroom
- Family bathroom
- Landscaped gardens
- Lean-to greenhouse
- Double garage
- Attached two storey outbuilding with lapsed PP for conversion to annexe

THE PROPERTY

Greenhill House is a prestigious property sitting in an elevated position, enjoying commanding views over surrounding farmland. Understood to have been originally two cottages 'back to back' which date from the 1700s, with later additions and alterations in the early 1800s and again extended in 1820, and now presenting attractive, predominantly Kentish ragstone elevations.

Greenhill House is listed and of particular architectural interest are the gothic, eight pane, sash windows with working shutter boxes, tall ceiling heights with original decorative coving, cast iron fireplaces to the first floor and panelled internal doors. The traditional layout of the accommodation affords sympathetic updating and is arranged over two floors

The elegant accommodation includes three reception rooms, one being a fine drawing room with a marble fireplace and panoramic views. The kitchen/breakfast room is fitted with an oil fired, twin oven AGA which heats the hot water and custom built units and shelving, again with far reaching views out from the breakfast room. In addition to this is an extensive cellar currently used for larder storage.

From the entrance hall is a flight of stairs giving access to a split level landing which leads to five bedrooms, to include a master bedroom with an en suite dressing room and bathroom, all enjoying stunning views.

GARDENS AND GROUNDS

Greenhill House is approached via an initially shared drive leading to an attached double garage.

The mature, landscaped gardens are a particular feature and, until very recently, have been part of the National Garden Scheme open to the public to view. These have been expertly laid out as 'gardens within gardens', separated by a mixture of planting and stone walls, and include box hedging, pergola, raised bed kitchen garden and wild planted 'meadow', all enjoying magnificent views over surrounding farmland and far reaching views towards the North Downs.

In addition to this is a former grass tennis court nestled to one side, which with some maintenance could be reinstated.

Outbuilding: an attached former oast and barn provide garaging and a first floor games room with lapsed planning (June 2013) for conversion into annexe accommodation. Subject to planning, this building would make a very useful home office or ancillary accommodation.

DIRECTIONS

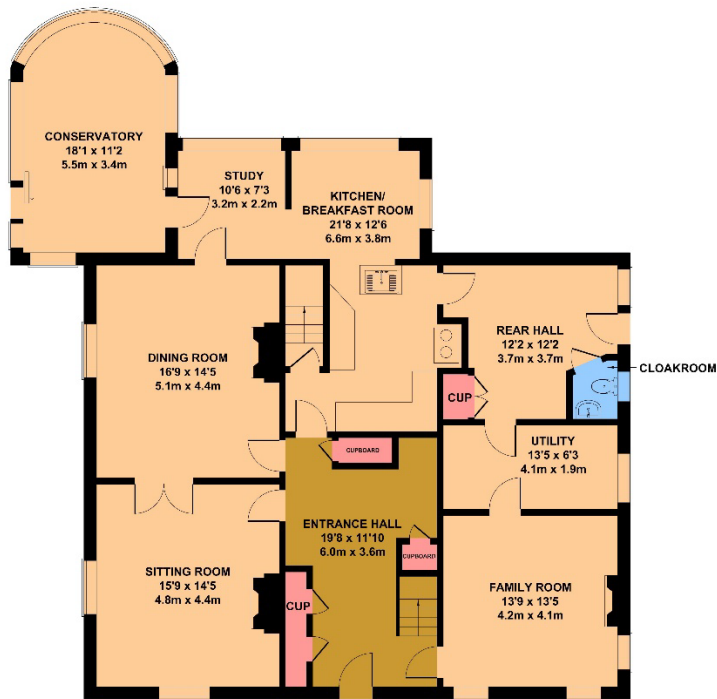
Heading south on the M20 leave at Junction 8, taking the third exit on the roundabout. At the next roundabout take the second exit onto the A20 towards Maidstone. After the Marriot Tudor Park Hotel turn left into Otham Lane. Continue up Green Hill taking the minor shared drive to Greenhill House on the left hand side.





FLOOR PLANS

For identification purposes only and not to scale. The position and size of doors, windows, appliances and other features are approximate only.



GROUND FLOOR
APPROX. FLOOR
AREA 1719 SQ.FT.
(159.7 SQ.M.)



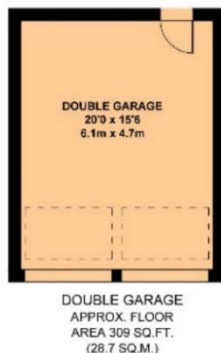
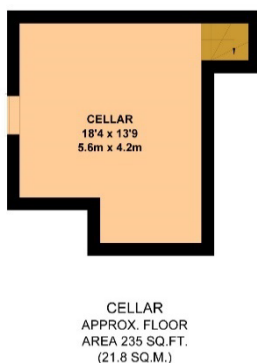
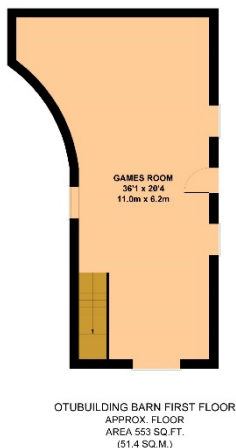
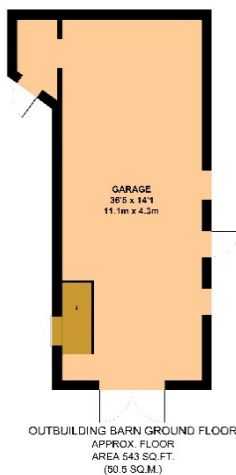
FIRST FLOOR
APPROX. FLOOR
AREA 1176 SQ.FT.
(109.3 SQ.M.)





CELLAR, OUTBUILDINGS AND SITE PLAN

For identification purposes only and not to scale. The position and size of doors, windows, appliances and other features are approximate only. The red boundary line on the site plan is for identification purposes only and not confirmation of title.



GENERAL

Tenure: Freehold **Services:** Mains electricity, water and drainage. Oil fired warm air central heating.

Local authority: Maidstone Borough Council **Council tax:** Band G **EPC:** N/A

VIEWING

Strictly by appointment with the agents.

Cranbrook Office: 01580 712888



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