



POPES HALL FARM

SANDWAY, MAIDSTONE, KENT ME17 2BH



**Lambert
& Foster**



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A detached bungalow, built in 1982, subject to an Agricultural Occupancy Condition (AOC) offering considerable scope for updating and improvement, situated within gardens including parking and a double garage, in all extending to approximately 1.08 acres, occupying a rural location set at the end of a farm road, all enjoying stunning, elevated, panoramic southerly views out across the Weald.

GUIDE PRICE £345,000 FREEHOLD (subject to AOC)



SITUATION

Popes Hall Farm occupies a rural location, set at the end of a concreted initially shared farm road, enjoying stunning, elevated, panoramic views out across the Weald. The village of Lenham is located approximately 2.5 miles distance, providing good everyday amenities including Co-op store and a number of independent traders, public house, restaurant and hotel. The County town of Maidstone and market town of Ashford are situated approximately 12 miles distance respectively, providing a comprehensive range of amenities, professional services and schools. Access to the M20 motorway is at junction 8, approximately 7 miles distance.

DIRECTIONS

The entrance to the farmyard is indicated by two stone block pillars with spheres on top, set off this narrow lane, between the junction with Park Road and the turning into Bowley Lane. Proceed across the farmyard, bearing to the left of the converted barn, following on down the concrete road, take the first left-hand turn, through the five bar metal gate, where upon Popes Hall Farm will be found straight ahead at the end of the drive.

VIEWING: Strictly by appointment with our Cranbrook office on 01580 712 888 or cranbrook@lambertandfoster.co.uk

DESCRIPTION

Popes Hall Farm comprises a detached bungalow, built in 1982, presenting elevations of stone cladding, set with timber sealed unit double glazed casement windows beneath a pitched concrete tiled roof. The property now presents an excellent opportunity for updating/improvement/alteration subject to obtaining all relevant consents. The property is subject to an Agricultural Occupancy Condition (AOC) (see Agent's note).

The single storey accommodation is described in more detail, entrance hall with access to inner hall with built-in shelved storage cupboard, cloakroom fitted with a coloured suite comprising close coupled wc and wash hand basin. A double aspect sitting room with feature stone fireplace with TV and hi-fi storage/display shelving alongside. Fine countryside views are enjoyed out through the conservatory, of UPVC double glazed construction, with windows, panels and doors to the garden. A kitchen/breakfast room with fitted hard wood units includes integrated oven, grill and Belling four burner ceramic hob enjoying a double aspect with countryside views. A useful boot room/utility includes floor standing Grant oil fired boiler providing domestic hot water and central heating, useful worktop with space and plumbing under for washing machine and a tiled floor.

Alongside is an attached accessed externally wc, comprising wc and wash hand basin. From the inner hall access to two double bedrooms with built-in wardrobes, bedroom one enjoying stunning rural views. A bathroom is fitted with a coloured suite comprising close coupled wc, vanity unit with inset wash hand basin, corner moulded bath and corner shower cubicle. EPC: E.



FLOOR PLANS

Approximate Area = 1326 sq ft / 123.2 sq m
WC = 32 sq ft / 3 sq m
Total = 1358 sq ft / 126.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2-Residential). © nichecom 2022. Produced for Lambert and Foster Ltd. REF: 877076

GARDENS AND GROUNDS

From the metal five bar gate, a private concrete drive leads down to a timber five gate on to a detached concrete section double garage. The gardens run to all sides laid to lawn with concrete patio, punctuated with shrubs and trees. The grounds extend to the top of the steep bank on the northern boundary, the whole plot extends to approximately 1.08 acres, enjoying stunning, southerly panoramic views out across the Weald.



AGENT'S NOTE/ PLANNING/RESTRICTIONS: Popes Hall Farm is subject to an Agricultural Occupancy Condition (AOC) planning reference MA/78/1645/E 16th October 1978 stating that the occupation of the dwelling shall be limited to persons employed or last employed locally in agriculture as defined in Section 220 (1) of the Town and Country Planning Act 1971 or forestry and the dependants of such persons. If in doubt of your compliance with the tie, please consult with your solicitor prior to viewing.

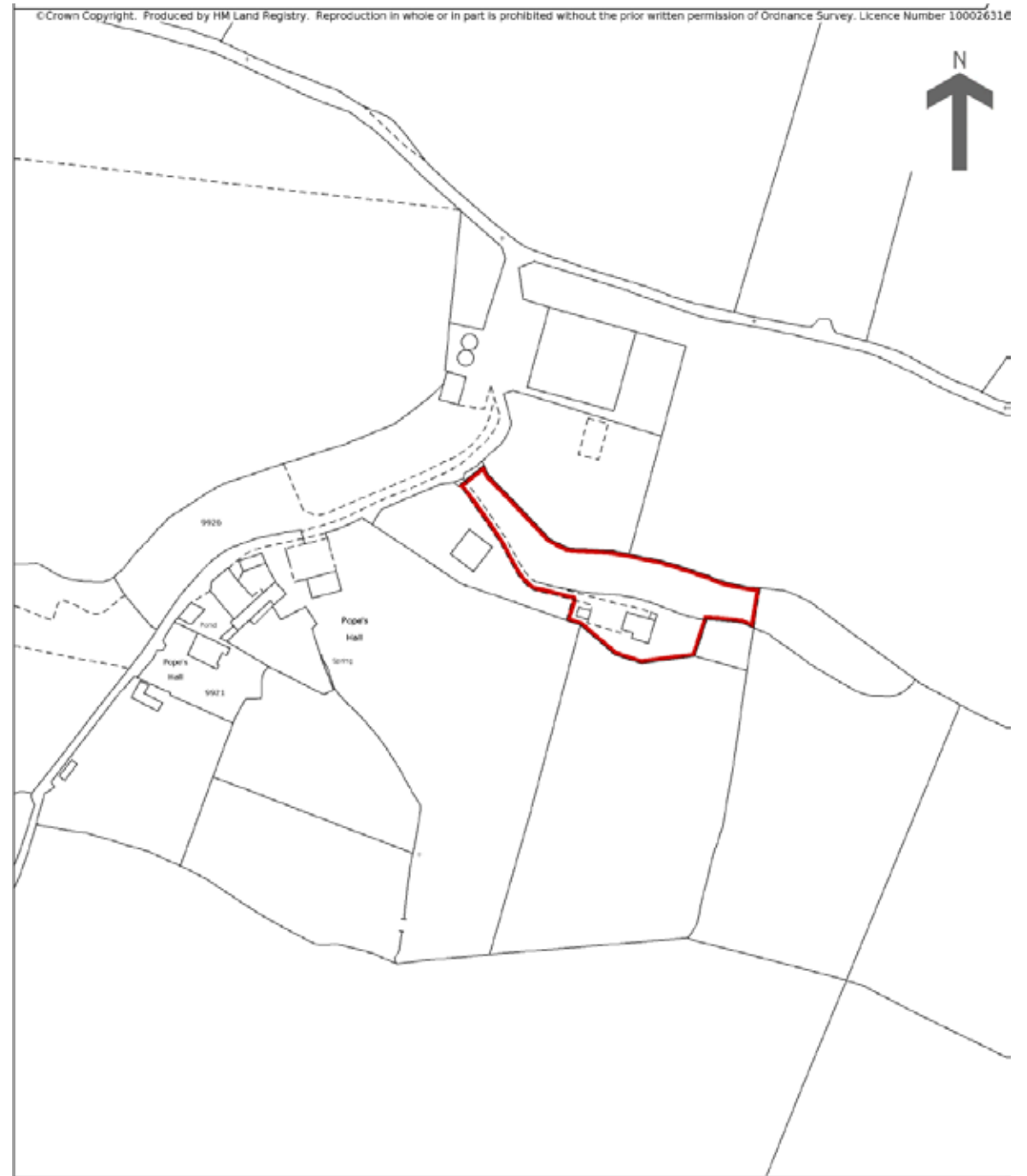
WAYLEAVES, EASEMENTS AND THIRD PARTY RIGHTS: A public right of way exists in the form of a footpath along the shared access to the property.

LOCAL AUTHORITY: Maidstone Borough Council (01622) 602000
maidstone.gov.uk

SERVICES: Mains electricity is connected. The water supply is understood to be received via a private pipeline. Foul water/sewage is pumped to the main. Oil fired central heating.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated therein, together with the plans, are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include: your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/ purchasers.





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