

HORSALLS
STEDE HILL, HARRIETSHAM, KENT ME17 1NT



**Lambert
& Foster**



HARRIETSHAM 1.5 MILES | MAIDSTONE 9.7 MILES | M20 JUNCTION 8, 5.7 MILES

HORSALLS, STEDE HILL, HARRIETSHAM, KENT ME17 1NT

For the first time to the market in 40 years and only the second time to be sold since it was originally built, this superbly located six bedroom country house (3,888 sq ft / 361.2 sq m) together with a link detached cottage, several agricultural buildings and garages offering opportunity for complete refurbishment. Farmland and woodland extending in all to some 39.84 acres/16.12hectares within a ring fence.



SITUATION

Horsalls is located in a rural yet accessible location above the North Downs at the top of Stede Hill. The village of Harrietsham is located approximately 1.5 miles to the south and provides local amenities, including a village store, public house, primary school, village hall, church and a mainline railway station. More extensive facilities are available in the County town of

Maidstone, which lies approximately 9.7 miles to the west. Maidstone offers an extensive range of shops including supermarkets, public houses and restaurants. Ashford is some 12.3 miles distant with its fast mainline rail station to London St Pancras.



HISTORY

Believed to date back to 1920's and built in 'Arts and Crafts' style the house and cottage have a distinctive pink render.

HORSALLS

A striking and substantial unlisted country house being of brick construction, with the upper elevations forming hung clay tiles under a pitched clay tile roof with dormer windows. The house retains many original period features and now requires complete updating and modernisation throughout. Internally, features such as original oak floorboards and wooden panelling have been preserved, along with many of the distinct leaded Crittle windows. A solid oak front door leads into an impressive entrance hall with stairs to first floor, leading off to the drawing room, sitting room, dining room, a light and airy kitchen basically fitted with large walk in pantry. Off the kitchen are the utility areas with boiler room, cloakroom, coal store and access to the garages.

From the hallway, stairs lead to a first floor landing where there are four bedrooms with bedroom two accessed through bedroom one, or via the Jack and Jill ensuite bathroom they share. Bedroom four is also only accessible through bedroom three at present. There is a further family bathroom and separate WC on the first floor. The floor plans show the layout in more detail with the large room proportions lending the accommodation to be reconfigured to accommodate more modern living.

A second flight of stairs lead to the second floor landing where there is a further two large double bedrooms, one of which has significant cupboard space, and the other leads to the loft storage. All the bedrooms are very spacious and benefit from natural lighting.

Attached to the house, but separately accessed from outside, is a large games room with panelled walls. This is a versatile space and would have previously been accessed from the main house.

The gardens and grounds are a particular feature of the property and are well established with mature planting including extensive shrubs and trees which wrapround the entirety of the property, and extend to approximately 1.44 acres / 0.58 ha.

There are a range of traditional outbuildings around the courtyard area, including the attached garage, together with a further single garage between the main house and the cottage. Across the far side of the courtyard is a detached garage/workshop. The attractive courtyard provides ample parking and is shared with the cottage.





FLOOR PLANS

Horsalls Cottage, Stede Hill, Harrietsham, Maidstone, ME17 1NT

Approximate Area = 3888 sq ft / 361.2 sq m (excludes carport and store and games room)

Limited Use Area(s) = 32 sq ft / 2.9 sq m

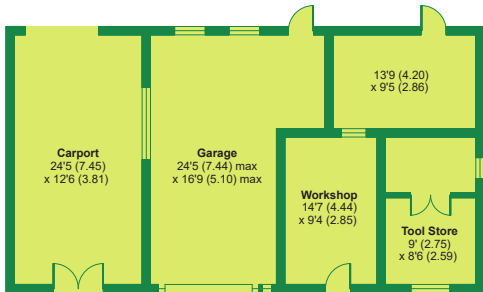
Annexes = 1033 sq ft / 95.9 sq m

Garages = 731 sq ft / 67.9 sq m

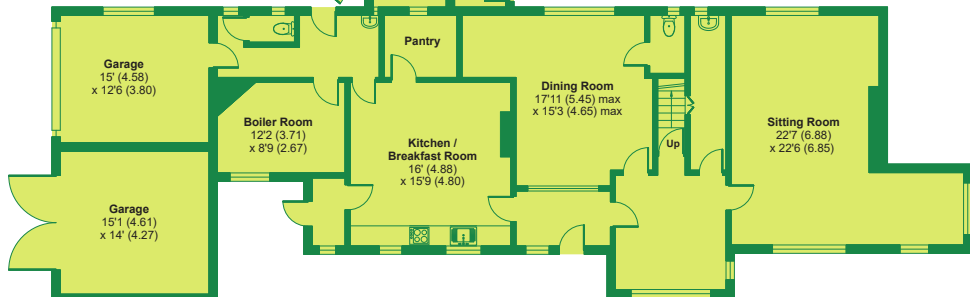
Outbuildings = 576 sq ft / 53.5 sq m

Total = 6260 sq ft / 581.4 sq m

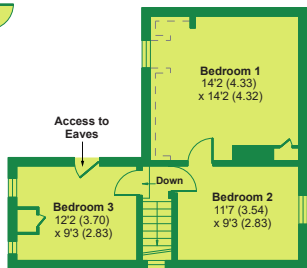
For identification only - Not to scale



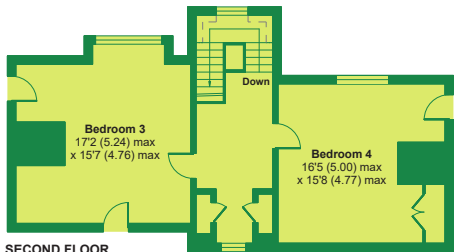
GARAGE 1 / OUTBUILDING 1 / 2 / 3 / CARPORT



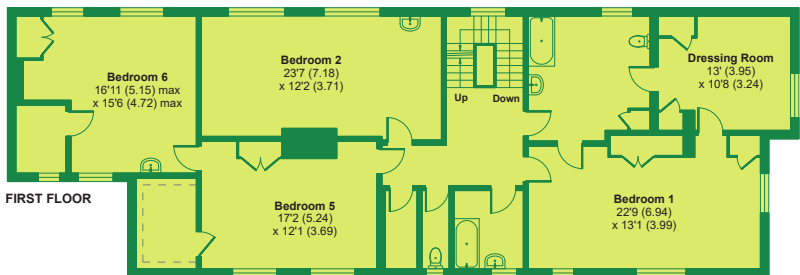
GROUND FLOOR



ANNEXE FIRST FLOOR



SECOND FLOOR



FIRST FLOOR

HORSALLS COTTAGE

The former housekeepers cottage, is attached to the main house and situated adjacent to the driveway entrance, which leads to the courtyard. This property has not been lived in for approximately 20 years and is in need of updating and refurbishment, however, presents a good opportunity with the generous room sizes and attractive outlook.

The accommodation comprises of a ground floor entrance hall leading to the living room, a separate living/dining room, kitchen/breakfast room and ground floor bathroom. Stairs lead to the first floor landing with three bedrooms of a good size, however slightly restricted by the roof pitch. There is a natural area of garden that affords itself to the cottage.



POULTRY SHED

The former Poultry Shed sits within a grass paddock to the east of the residential properties, extending to 1.03 acres / 0.41 ha surrounded by mature trees which act as a good buffer. It has separate gated access from Stede Hill. The building is of timber frame construction with part block elevations and black timber weatherboard, under a pitched corrugated metal roof (4,983 sq ft / 462 sq m). The shed has a very restricted head height, but a good concrete base. Directly to the southeast is a further timber framed, black weatherboard shed under a pitched corrugated metal roof, which has been used for storage.



THE ATCOST BARN AND KENNELS

The Atcost barn and kennels are located to the north of the residential garden area, and can be separately accessed through the agricultural entrance off Stede Hill which passes the Poultry Shed and leads through these buildings to the field/woodland. The Atcost barn comprises a 3-bay concrete portal frame shed (2,658 sq ft / 246 sq m) enclosed on three sides and with part block elevations and part clad with concrete fibre cement sheets under a pitched concrete fibre cement sheet roof. Internally the barn has been partially subdivided to provide a wash down room, a range of kennels previously used as part of a working kennels and could equally be adapted for equine or agricultural use. Adjoined to the Atcost barn is a substantial further range of kennels (1,112 sq ft / 103 sq m). A range of outdoor isolation buildings are located directly to the west of the main building. These buildings back on to the pasture field and comprise a useful range of buildings that could be adapted to a number of uses.



FARMLAND AND WOODLAND

The property extends in all to 39.84 acres / 16.12 ha, approximately 1.44 acres / 0.58 ha is mature garden and the farm buildings occupy a further 1.13 acres / 0.45 ha. The remainder of the land holding comprises of grassland and woodland. The grassland (8.92 acres / 3.60 ha) is to the north of the farm buildings and comprises a broadly level, rectangular block of permanent pasture.

Horsalls Wood and Redsells Wood (28.68 acres / 11.60 ha) are located predominantly to the north and west of the property and comprise a single block of unmanaged mixed deciduous woodland. The woodland floor in spring is a sea of bluebells and is an attractive and rare acreage to be offered with this property. The majority of the woodland is designated as ancient and semi-natural.





VIEWING: Strictly by appointment only. Please contact the selling agent's Paddock Wood Office with enquiries to Alan Mummery, Antonia Mattinson or Will Jex on 01892 832325 Option 3.

FLOOR PLANS: Illustrated floor plans are attached for Horsalls and Horsalls Cottage and attached garaging and storerooms.

DESIGNATIONS: All of the property is designated with the National Landscapes Area (formally AONB) Horsalls Wood and Redsells Wood is, for the most part, designated as being an Ancient and Semi-Natural Woodland.

TENURE: The property is offered for sale freehold with vacant possession.

SERVICES: Mains water and electricity are connected to the house and cottage. Horsalls House has oil fired central heating (currently not in use) and private drainage, with the cottage having a solid fuel wood burner providing hot water and heating.

METHOD OF SALE: Horsalls is offered for sale by Private Treaty. The selling agent may set a date for best and final offers and interested parties are advised to register interest and be kept updated on the sale process.

PUBLIC RIGHTS OF WAY: We have searched the Kent County Council Public Rights of Way Map which shows no public rights of way crossing the land. Please refer to the Definitive Map for details.

LOCAL AUTHORITY: Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ. www.maidstone.gov.uk.

DATA PACK: A data pack containing floor plans, EPC's, HM Land Registry Office Copy Entries and listings are available on request from the selling agents.

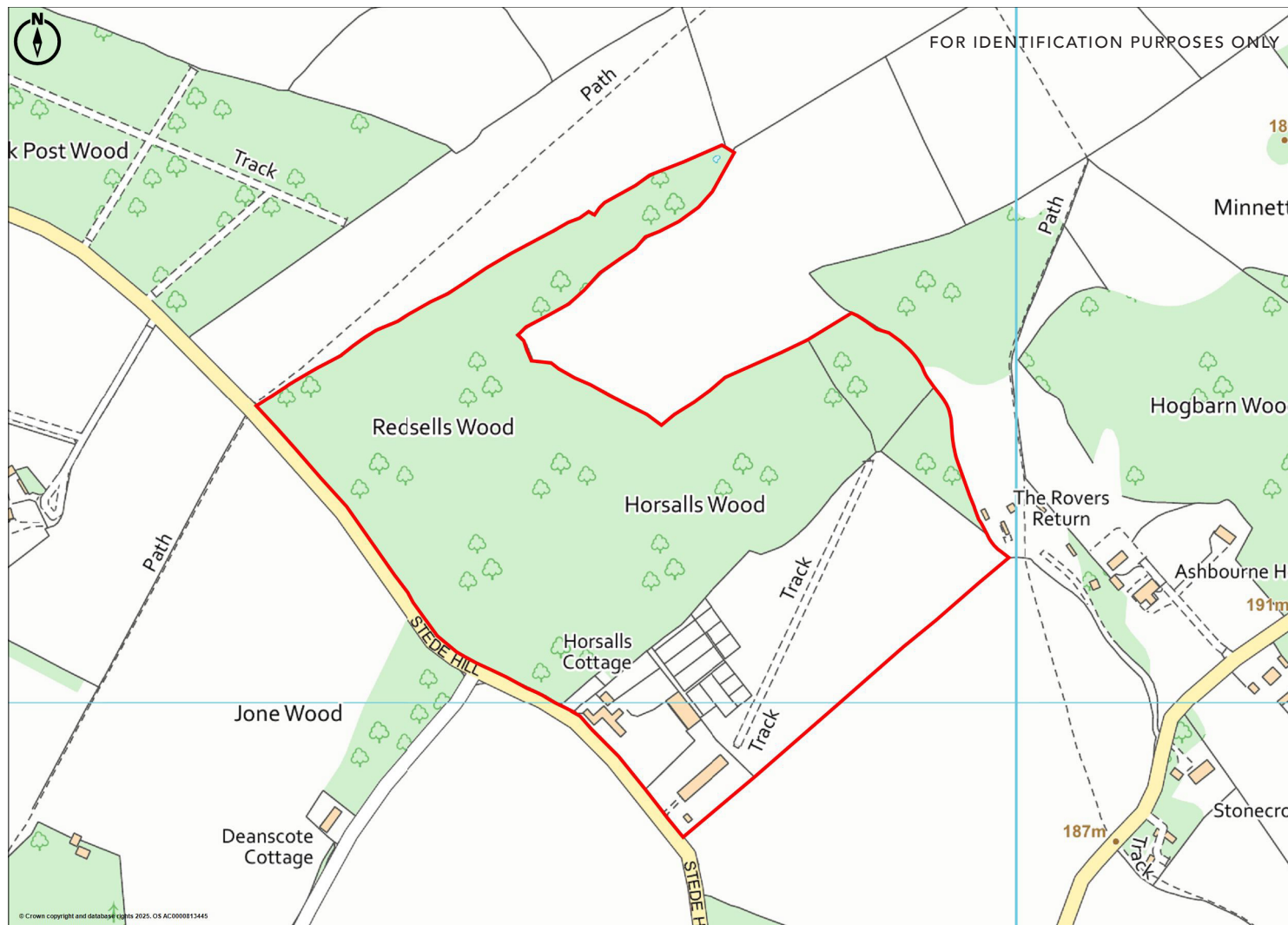
WAYLEAVES, EASEMENTS AND RIGHTS OF WAY: The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light and support, drainage, water and electricity supplies, other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars, or not.

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.

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. 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.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.



Promap
LANDMARK INFORMATION

© Crown copyright and database rights 2025. OS AC0000813445
Plotted Scale - 1:5000 Paper Size - A4



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark

naea | propertymark

PROPERTY PROFESSIONALS FOR 125 YEARS