



**Meadow Farmhouse** Highstreet Road, Waterham, Hernhill, Faversham, Kent

**STRUTT & PARKER**

## Meadow Farmhouse

Highstreet Road, Waterham,  
Hernhill, Faversham,  
Kent ME13 9EJ

A delightful Grade II Listed  
timber-framed property  
with generous gardens  
and paddocks

Whitstable 4 miles, Faversham 5 miles,  
Canterbury 8.5 miles

Entrance hall | Sitting room | Snug | Study  
Dining room | Kitchen/breakfast room | Utility room  
Cloakroom | Principal bedroom with en suite  
3 further bedrooms | Family bathroom | Workshop  
Stables | Parking space | Garden | Paddocks

### About 2.2 acres

#### The property

Dating from the 17th Century, Meadow Farmhouse is a substantial Grade II Listed timber-framed house set in just over two acres of gardens and grounds. The property has been extended by the current owners to create light and spacious additional accommodation.

The day-to-day entrance through the utility room leads into a farmhouse kitchen/breakfast room. There is a useful larder. The fabulous dining room is situated in the original house and has many period features, including two dragon tail beams in the ceiling. A generous snug has a delightful open fireplace and there is also a spacious study in the original building with a lovely inglenook. A large bright sitting room is located in the recent extension with French doors leading to the rear garden.

On the first floor there is a super master bedroom with extensive built-in wardrobes and an en suite bathroom. Two double bedrooms, a single bedroom and a family bathroom complete the accommodation. Many of these rooms have charming period features.

The property is approached via a gravel drive with ample parking space. The gardens wrap around the house, with the majority being to the rear and side, and there is a large pond to the front of the property. There is also a three-bay stable block and tack room with water and electricity connected. Situated in the grounds is a two storey workshop with three-phase electricity and a WC. If desired, this could be converted back to garaging or annex subject to planning.

#### Location

Hernhill is a charming and sought-after village with a highly regarded primary school and popular pub, set amidst a beautiful area of countryside between Faversham, Canterbury and Whitstable. The three towns combined offer a comprehensive range of leisure, recreational, shopping and educational facilities.

There are excellent road and rail communications with the A2 within 2 miles. Trains from Faversham to London St Pancras take around 65 minutes via the High Speed link; there are also direct services to Victoria and Cannon Street. The area has good access to the Continent.

#### General

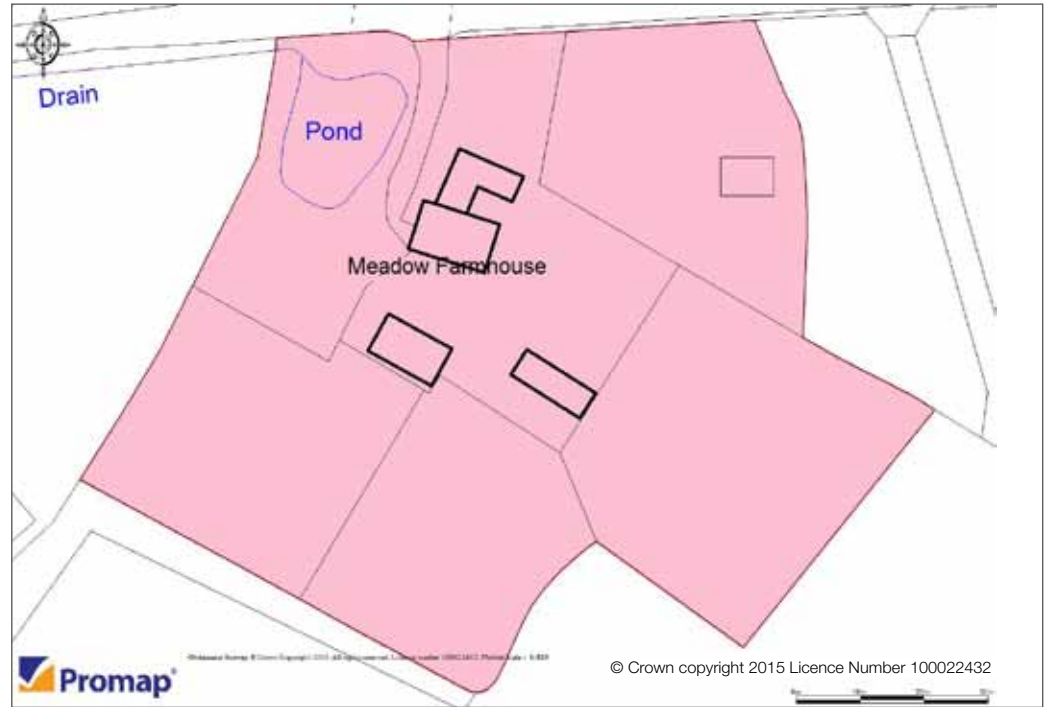
**Local Authorities:** Swale Borough Council (01795 424341); Kent County Council (03000 414141)

**Services:** Meadow Farmhouse has mains electricity and water, private drainage and oil-fired heating.







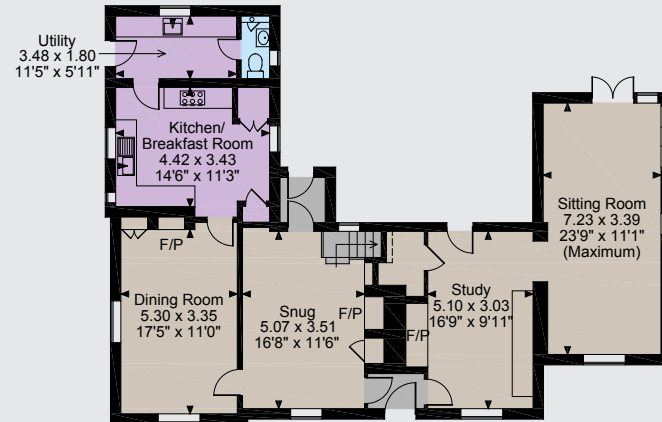


## Directions

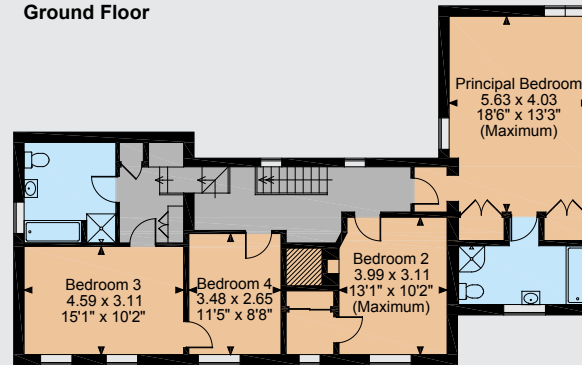
From the M2 (Junction 7) exit onto the A299 and continue for approximately 3 miles, then take the exit (signposted Waterham) into Highstreet Road, immediately before the service station. Continue along this road and Meadow Farmhouse will be found on the left-hand side.

## Floorplans

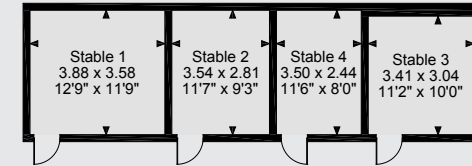
**Main House internal area 2,356 sq ft (219 sq m)**  
**Workshop Building internal area 964 sq ft (90 sq m)**  
**Stables internal area 486 sq ft (45 sq m)**  
For identification purposes only.



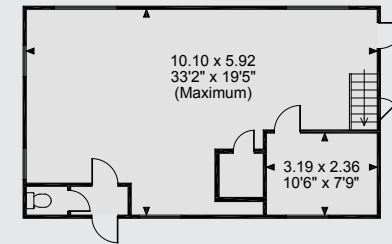
Ground Floor



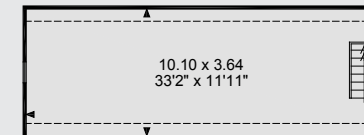
First Floor



Stables



Workshop Ground Floor



Workshop First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Canterbury

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