



SCRAGGED OAK FARM, SCRAGGED OAK LANE,
HUCKING, MAIDSTONE, KENT ME17 1QU



**Lambert
& Foster**



HOLLINGBOURNE 2 MILES | MAIDSTONE 4 MILES | ASHFORD 15 MILES

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A truly rare opportunity to acquire an equine smallholding extending to 7.92 acres, together with a pretty detached Grade II Listed Cottage, situated on the North Downs, high quality equestrian facilities with significant income potential from 3 Holiday Cottages.

GUIDE PRICE £1,400,000



SITUATION

Approached over a private drive at the end of a lane on the top of the North Downs with far reaching views over the Gault Vale and towards the Weald of Kent. Scragged Oak Farm is located adjoining farmland on the immediate outskirts of the hamlet of Hucking. It is 4 miles (6.4 km) north-east of Maidstone and 5 miles (8.0 km) south-west of Sittingbourne.

ACCESS

Scragged Oak Farm is approached from Church Lane and then forks into Scragged Oak Lane, which serves only three other properties before reaching the farm.



DIRECTIONS

From M2 Junction 5 head London Bound A249 and take the Hucking turn off, continue on Rumstead Lane for approximately 2.2 miles until reaching a T junction. Turn right and after a very short distance by the sign to Kent Equine Hospital, continue forward onto Scragged Oak Road, and follow down to the end where the property will be located on your left.

From the M20 Junction 8 take the turning to Hollingbourne. Follow the B2163/Upper Street north until you reach the crossroads by The Dirty Habit Public House. Turn left onto Pilgrims Way and follow for 1.3 miles where you turn right into Broad Street Hill. Follow this lane for a further 1.3 miles and on reaching Kent Equine Hospital, fork left onto Scragged Oak Road and follow down to the end, where the property will be located on your left.

DESCRIPTION

Scragged Oak Farm is a very attractive equestrian smallholding with considerable income potential from existing holiday lets. The property is situated in a rural, yet not isolated location, at the end of a country lane, with grounds and land extending to approximately 7.92 acres/3.20 ha. The current owner has developed outbuildings into three holiday lets, alongside the current equestrian facilities. These are described more particularly below (see floor plans for more details);

THE COTTAGE

Formerly the farmhouse dating back to circa 18th century or earlier. Timber-framed and rendered, with tile-hung gable end, under a pitched and hipped clay tiled roof and catslide roof to the rear. The accommodation is arranged over two floors and comprises of sitting room with inglenook fireplace opening through to family room and further door to newly fitted Kitchen/breakfast room. From here you can access the garden room with double doors to rear and a useful utility room and cloakroom with wc and shower.

The Cottage has been recently refurbished to provide well presented character accommodation, with further potential to extend subject to necessary planning permissions.

GARDENS

The gardens wrap round the cottage and are mainly laid to lawn with shrub beds and mature hedging. Immediately to the rear is an extensive patio creating a pleasant enclosed seating/dining area. Ample parking adjacent to the cottage.





HOLIDAY COTTAGE 1

A detached former farm store now provides an open plan living area with kitchen, sitting room and dining room. 3 bedrooms with ensuite facilities. Outdoor entertaining space.





HOLIDAY COTTAGE 2 & 3

A pair of linked units both having spacious open plan living area with kitchen, sitting room and dining area, with a good size bedroom and fully fitted bathroom. Outdoor entertaining space.





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OUTSIDE

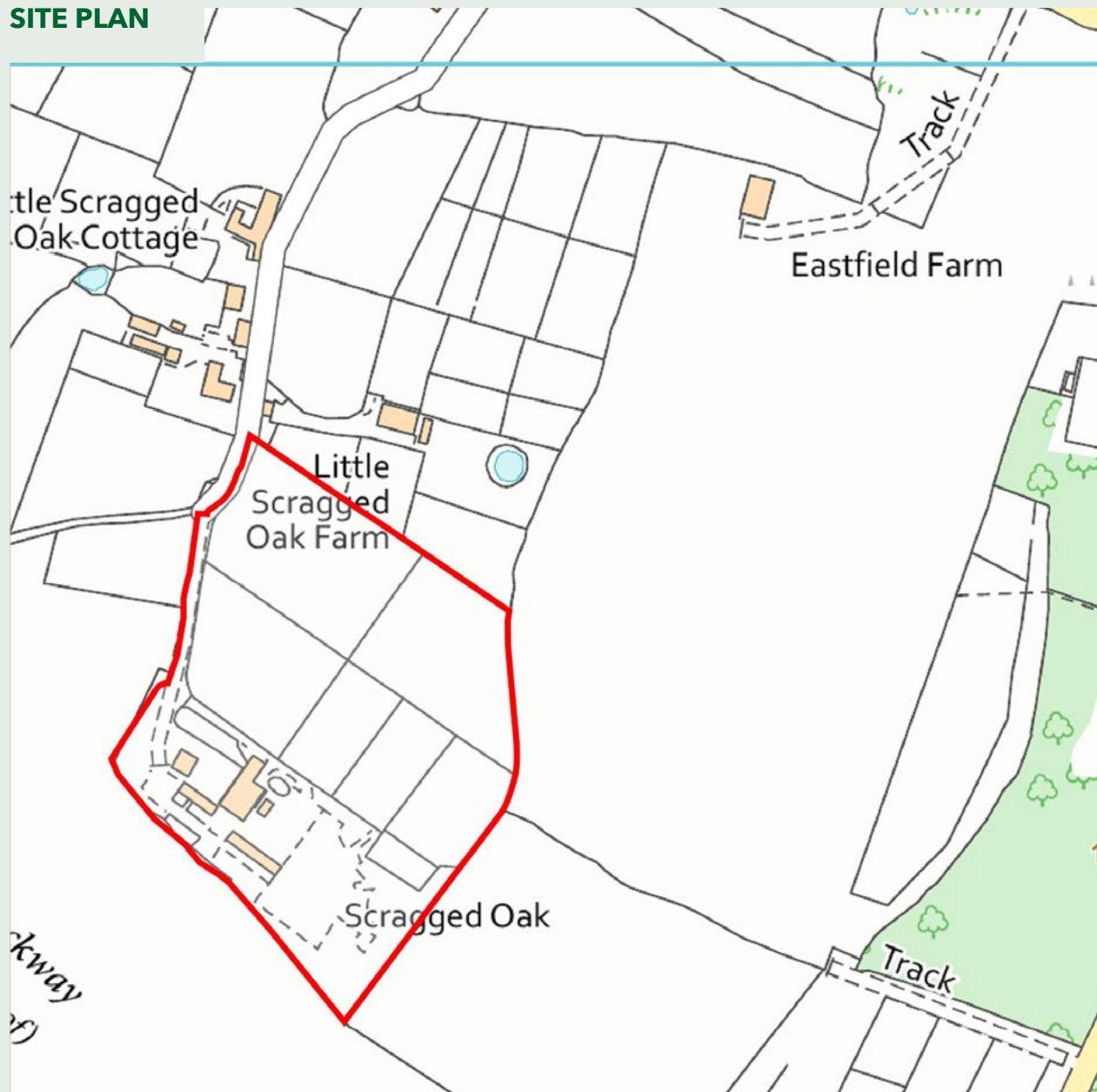
The property is approached over a driveway which forks to provide access to the cottage and a separate driveway to the holiday let and yard areas. The land and paddocks are situated to the north of the buildings and extend to approximately 5.06 acres/2.04 ha.

This land is well fenced and classified as Grade 3 on the Agricultural Land Classification Plan for England and Wales, with well-draining soil types typical of this part of the North Downs. Situated within a National Landscapes designated area (formally ANOB).

FARM BUILDING

The building housing 8 Lodden stables is an 'American Style' barn of relatively modern construction with a concrete frame portal structure, attached is a further building providing hay storage area and foaling stall. A covered outside area provides potential for four further loose boxes and a covered wash bay. To the east end of the barn is a large tack room/workshop. The barn is clad with timber weatherboarding, with some areas of concrete breezeblock and finished with a corrugated metal roof. There is ample hardstanding and further parking to the southeast of the barn. Footprint of the barn is 270sqm.

SITE PLAN



FLOOR PLANS

Scragged Oak Road, Huckling, Maidstone, ME17

Approximate Area = 1477 sq ft / 137.2 sq m
Limited Use Area(s) = 9 sq ft / 0.8 sq m
Outbuilding = 2491 sq ft / 231.4 sq m
Total = 3977 sq ft / 369.4 sq m
For identification only - Not to scale



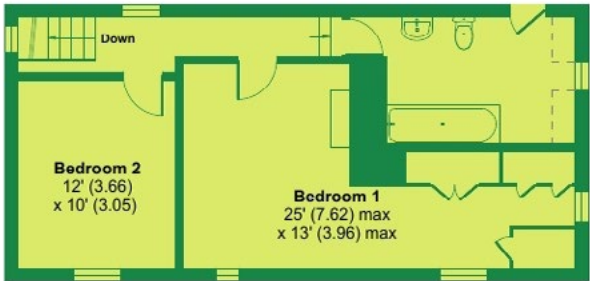
OUTBUILDING 3



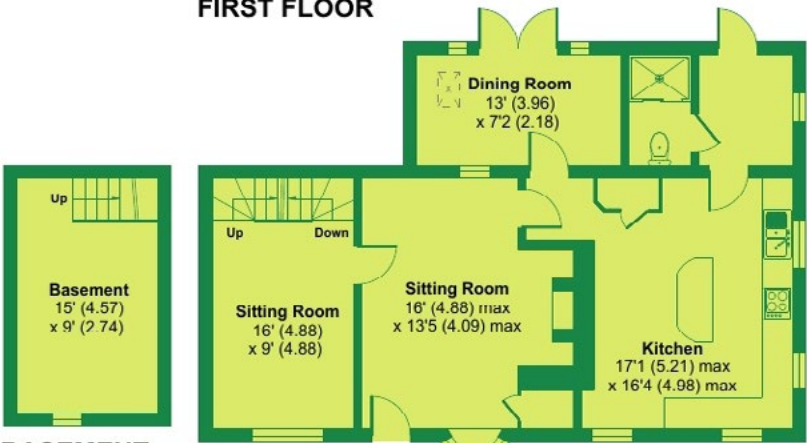
OUTBUILDING 2



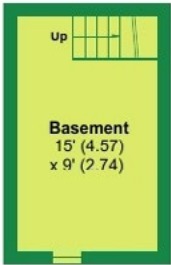
OUTBUILDING 1



FIRST FLOOR



GROUND FLOOR



BASEMENT

VIEWINGS: Strictly by appointment only with the selling agent's Paddock Wood Office on 01892 832325 or 3 Contact Antonia Mattinson or Alan Mummery for further information.

PLANNING: Copies of the planning approvals, detailing conditions, for the holiday lets are available on request. Maidstone Borough Council Ref;18/501512/FULL and 16/505764/OUT.

TENURE: Freehold.

SERVICES: Mains Electricity, water, oil fired central heating, private drainage.

Three phase electricity is connected to the barn housing stables.

FOOTPATHS: The Kent County Council Definitive Rights of Way Map shows a public footpath entering the land running parallel with the drive and exiting on the south east boundary (Reference KH154A).

LOCAL AUTHORITY:

Maidstone House, King Street, Maidstone, Kent ME15 6JQ.

<https://maidstone.gov.uk/>

COUNCIL TAX: F

EPC: E

WHAT3WORDS: Using the free What3Words app, Scragged Oak Farm can be found at [///urgent.applies.carvans](https://www.what3words.com/urgent.applies.carvans)

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