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Westlea House, Old Ham Lane, Lenham, Maidstone, Kent. ME17 2LT.

Guide Price £1,000,000 Freehold

Property Summary

"This is such a wonderfully imposing building, with so much character, in such an idyllic spot". - Matthew Gilbert, Branch Partner.

****GUIDE PRICE OF £1,000,000-£1,100,000****

Welcoming to the market a beautiful barn conversion that has not been available since its conversion over 35 years ago. This incredibly well proportioned attached home is located in an exclusively quiet position on the edge of Lenham village and benefits from a substantial plot of approximately 0.5 acres. There is also a wealth of character features within the property to admire.

The property comprises of an entrance hall, extended kitchen/breakfast room with a most useful utility room. There is a formal dining room, lounge with a log burner, cinema room, office and cloakroom. To the first floor there is a master bedroom with ensuite bathroom, four further double bedrooms and a family bathroom.

Externally you access the home via the most scenic of communal driveways, As you approach the barn there is a shingled driveway as well as separate private driveway that leads to a triple garage. The rear garden benefits from sandstone patio and an extensive lawned garden.

Lenham village is located nearby that offers a range of shops, public houses and amenities which include schooling, doctors, chemist and library. This thriving community also offers a direct line to London Victoria and easy access to the M20 found at junction eight by Leeds Castle.

This exceptional home is quite breathtaking and I strongly recommend arranging a viewing at your earliest convenience to avoid disappointment.

Features

- Guide Price of £1,000,000-£1,100,000
- Grade II Listed
- Double Garage & Private Driveway
- Four Reception Rooms
- Utility Room
- EPC Rating: N/A
- Attached Barn Conversion
- Five Bedrooms
- Stunning Location
- 0.5 Acre Plot
- Council Tax Band G

Ground Floor

Front Door To

Hallway

Double glazed window to front. Radiator. Stairs to first floor with cupboard underneath housing alarm panel.

Kitchen/Breakfast Room

29' 7" x 14' 11" (9.02m x 4.55m) Three sets of double glazed window to front. Two sets of double glazed window to rear. Extensive range of base and wall units with double sink and drainer. Integrated dishwasher. Five ring gas hob with extractor above. Miele oven. Microwave and warming drawer. Large island with drawers and space for wine cooler. Space for plumbing for American style fridge/freezer. Exposed stonework and beams. Wall lights. TV point. Exposed beams. Four radiators.

Utility Room

Door and double glazed window to access. Range of base and wall units. Sink and drainer. Space for separate washing machine and tumble dryer. Space for tall fridge/freezer. Radiator. Extractor. Consumer unit. Exposed beams and stonework.

Boiler Cupboard

Large boiler cupboard housing Vaillant gas. Emerson heater and shelving.

Dining Room

16' 2" x 15' 0" (4.93m x 4.57m) Double glazed French doors to rear garden. Radiator. Wall lights.

Lounge

21' 10" x 15' 0" (6.65m x 4.57m) Two double glazed windows to front. Four double glazed windows to rear. Two radiators. TV point. Large fireplace with log burner.

Cinema Room

22' 4" x 16' 1" (6.81m x 4.90m) Two sets of double glazed windows to front. Double glazed window and door to rear. Two radiators.

Office

15' 0" x 15' 0" (4.57m x 4.57m) Two double glazed window to side. Two double glazed window to rear. Radiator. BT point.

Cloakroom

Low level WC. Corner wash hand basin. Fully tiled walls. Extractor.

First Floor

Landing

Large feature double glazed window. Hatch to loft access. Exposed beams

Bedroom One

14' 3" x 13' 3" (4.34m x 4.04m) Double glazed window to side. Two double glazed window to rear. Radiator. TV point. Exposed beams. Door to

Ensuite

Double glazed obscured window to side. Four piece suite comprising of low level WC, wash hand basin, corner bath with attachment and separate shower cubicle.

Bedroom Two

13' 9" x 10' 7" (4.19m x 3.23m) Double glazed window to rear. Radiator. Exposed beams.

Bedroom Three

11' 9" x 11' 0" (3.58m x 3.35m) Two double glazed windows to rear. Radiator. TV point. Built in wardrobes. Exposed beams.

Bedroom Four

14' 6" x 9' 5" (4.42m x 2.87m) Two double glazed windows to front. Radiator. Exposed beams.

Bedroom Five

10' 9" x 10' 7" (3.28m x 3.23m) Two double glazed windows to rear. Radiator. Exposed beams.

Bathroom

Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment and glass screen. Fully tiled walls. Heated towel rail. Extractor. Shelving.

Exterior

Front

Communal access leading to shingled driveway. Parking for several vehicles. Two areas laid to lawn and shrub beds. Sandstone patio pathway and step leading to front door. Outside tap, Security lighting. Barn style timber feature door.

Rear Garden

Extensive garden mainly laid to lawn. Shingled pathway and separate brick block pathway. Shed to remain. Outside tap. Outside lighting. Two raised sleeper beds. Sandstone patio area with steps leading to decking and rear access. Power points.

Driveway

Separate shingled private driveway leading to a five bar gate and rear access.

Triple Garage

Three barn style doors. Power and light.



GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Strictly By Appointment With



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