



philip
INDEPENDENT
ESTATE
AGENT
Jarvis



Biggin Farm Sandway Road, Sandway, Kent. ME17 2LU.

Guide Price £1,050,000 Freehold

Property Summary

"There is so much to explore on this complex. I think this fantastic home will have such a broad appeal". - Matthew Gilbert, Senior Branch Manager.

Proud to present to the market this exceptional detached home located in the hamlet of Sandway just outside the village of Lenham. This versatile site offers the main detached residence, a two bedroom double annexe which currently provides a great Airbnb income as well as a double garage with a workshop pit and office space above.

The main home comprises of good sized entrance hall including a vestibule. There is a open plan kitchen/dining room, utility room, cloakroom, large lounge with log burner and further bedroom or office.

To the first floor there is a master bedroom with ensuite and walk in wardrobe, There are also two further double bedrooms and a family shower room.

The two bedroom annexe is perfectly presented and offers, an entrance hall, a lounge, a kitchen, two bedrooms, a shower room.

The double garage offers a working pit and an office above that includes a kitchen area, shower room and a second room for multiple uses.

Externally the plot measures approximately 1.5 acres and is predominately lawned with a mix of shrubs and trees. Behind a gated entrance there is also parking and an extensive driveway.

Located near Lenham village there is a range of shops and amenities as well as great commuter links with a mainline railway station and easy access to the M20.

Please book a viewing to fully appreciate everything on offer at Biggin Farm.

Features

- Detached Home
- Approximately 1.5 Acre Plot
- Large Double Garage & Office
- Semi Rural Location
- EPC Rating: TBC
- Three/Four Bedrooms
- Two Bedroom Detached Annexe
- Incredibly Well Presented
- Beautiful Gardens
- Council Tax Band F

Ground Floor

Front Double Doors To

Vestibule

Radiator. Obscured inner door.

Hallway

Stairs to first floor with cupboard underneath housing consumer unit. Radiator. BT point.

Lounge

31' 11" x 18' 4" (9.73m x 5.59m) Double glazed window to front. Two double glazed window to side. Double glazed window and bi fold doors to rear. Sky lantern. TV point. Two radiators. Log burner with surround. Wall lights.

Kitchen/Dining Room

Double glazed window to rear. Double glazed bifold doors to side. Sky lantern. Extensive range of base and wall units. Sink with Quooker boiling tap. Four individual ovens to include conventional, steam and microwave. American style fridge/freezer. Dishwasher. All listed appliances are AEG. Fitted island and breakfast bar with induction hob and extractor. Two radiators. Shallow cupboards. Door to rear lobby with double doors to rear access.

Utility Room

Double glazed door to rear access. Storage cupboard. Range of base units with space for white goods. Sink and drainer. Localised tiling.

Office/Bedroom Four

10' 6" x 7' 8" (3.20m x 2.34m) Double glazed window to front. Radiator. Exposed brickwork. Thermostat.

Cloakroom

Double glazed obscured window to front. Radiator. Low level corner WC and wash hand basin. Splash back tiling.

First Floor

Landing

Double glazed window to front. Hatch to loft access. Large double cupboard housing water tank. Shelving.

Bedroom One

13' 1" x 10' 10" (3.99m x 3.30m) Double glazed window to front. Double glazed window to side. Radiator. Wall lights. TV point.

Dressing Room

Double glazed window to rear. Radiator. Multiple built in wardrobes with hanging rails and shelving.

Ensuite

Double glazed obscured window to front. Suite comprising of low level corner WC, feature wash hand basin and corner shower cubicle with glass door. Fully tiled walls. Radiator. Extractor.

Bedroom Two

18' 9" x 14' 10" max (5.71m x 4.52m) Two sets of double glazed window to rear. Radiator. TV point.

Bedroom Three

11' 1" x 10' 10" (3.38m x 3.30m) Double glazed window to rear. Radiator. TV point.

Shower Room

Double glaze obscured window to front. Suite comprising of low level WC, wash hand basin and corner shower cubicle. Fully tiled walls. Radiator.

Annexe

Hall

Radiator. Thermostat.

Kitchen

10' 2" x 9' 5" (3.10m x 2.87m) Double glazed window and double glazed doors to rear access. Range of base and wall units. Sink and drainer. Integrated electric oven with electric hob. Space for undercounter fridge and washing machine. Localised tiling. Radiator. Storage cupboard.

Bedroom One

15' 5" x 10' 2" (4.70m x 3.10m) Double glazed window to front. Radiator. Hatch to loft access. Storage cupboard. Thermostat.

Bedroom Two

11' 5" x 8' 6" (3.48m x 2.59m) Double glazed window to front and side. Radiator.

Lounge

15' 7" x 9' 4" (4.75m x 2.84m) Double glazed window to side and rear. Radiator. TV point.

Shower Room

Double glazed obscured window to side. Suite comprising of low level WC, wash hand basin and shower cubicle with retractable glass screen.

Exterior

Double Garage

Two sets of double doors. Consumer unit. Power and light. Workshop pit. Log and bin store to one side. Outside staircase to

Office

25' 2" x 11' 1" (7.67m x 3.38m) Double glazed window and stable door to side. Two double glazed Velux window to rear. Kitchen area with sink. Base units. Space for fridge. Wall light. Consumer unit. Door to wardrobe with shelving and rail. Outside plug point.

Room 2

12' 4" x 8' 11" (3.76m x 2.72m) Double glazed window to side. Wall light.

Shower Room

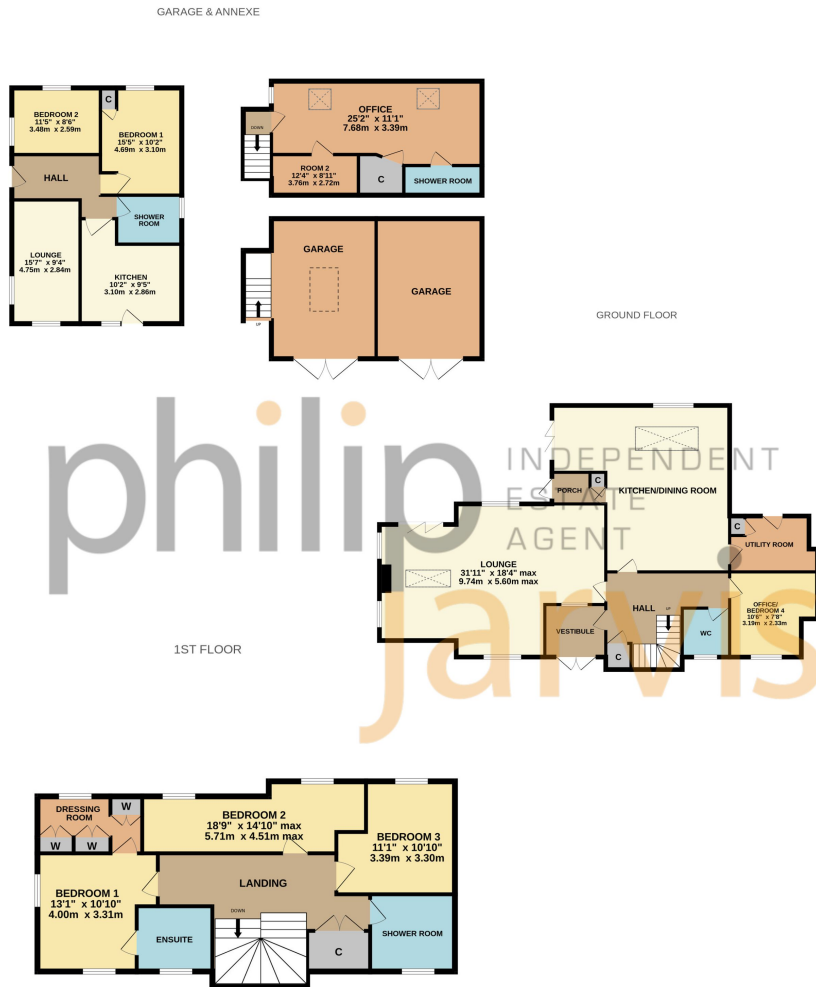
Low level WC. Wash hand basin. Shower cubicle. Extractor.

Front Area

Five bar gate leading to tarmac and shingled driveway. Hedging and trees to front borders. Pedestrian side access. Double gates leading to main house. Oil tank. Shingled pathway. Extensive paved patio area. Outside lights. Outside tap.

Garden

Mainly laid to lawn with mature shrubs and trees. Various outbuildings. Greenhouse. Allotment.



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.
Made with Metropix ©2025

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose.
interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

Viewing Strictly By Appointment With

naea
propertymark

arla
propertymark

THE
GUILD
PROPERTY
PROFESSIONALS

