



philip INDEPENDENT  
ESTATE AGENT  
Jarvis



**Palace Farmhouse Chequers Hill, Doddington, Kent ME9 0AU**  
**£675,000 - Freehold**



## PROPERTY DESCRIPTION

"If you are looking for a home large enough for two families or just plenty of flexible space then Palace Farmhouse has to be high on your viewing list". The possibilities of this property excite me." - Philip Jarvis, Director.

Palace Farmhouse is believed to date back to the early eighteenth century when it was originally two farm cottages. It is now one property with an addition to one end which would make an excellent annexe or auxiliary accommodation.

Although requiring some updating it is a property with real potential. Downstairs there are five reception areas along with two kitchens, playroom, bedroom with ensuite bathroom, wet room and access to the cellar.

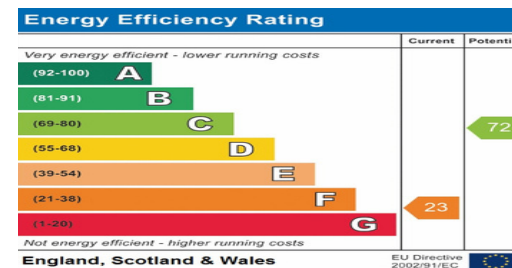
Upstairs there are five bedrooms, two with ensuite facilities and a bathroom. The studio is accessed via a spiral staircase off the playroom.

The majority of the gardens are to the front of the property and there is a sweeping driveway leading to the parking area and double garage. There are two courtyard areas plus a summerhouse.

Doddington is a popular village found between Lenham and Sittingbourne. There is a pub, butcher and petrol station that both sell provisions. The larger village of Lenham boasts a wider range of amenities to include schools and railway station and is approximately five miles away.

## POINTS OF INTEREST

- o Six Bedroom Double Fronted Attached House
- o Five Reception Areas
- o Further Annexe Potential With Second Kitchen, Play Room & Studio
- o Versatile Accommodation
- o Three Ensuited Plus Bathroom & Wet Room
- o Substantial Plot with Double Garage
- o Some Updating Required
- o Popular Village Location
- o Attractive Garden With Summerhouse
- o EPC Rating: F
- o Council Tax Band G



# Ground Floor

## **Double Glazed Entrance Door To**

## **Conservatory/Entrance Hall**

22' 0" x 7' 11" (6.71m x 2.41m) Double glazed window to front and side. Double glazed door to front. Tiled floor. Radiator. Door to

## **Inner Hall**

Stairs to first floor. Storage heater. Sash window to conservatory.

## **Sitting Room**

16' 6" x 12' 7" (5.03m x 3.84m) Double glazed square bay window to front. Internal window to rear lobby. Fireplace with wood mantel. Radiator.

## **Day Room**

11' 10" x 10' 0" (3.61m x 3.05m) Sash window to front. Radiator. Cast iron fireplace.

## **Kitchen**

10' 0" x 10' 5" (3.05m x 3.17m) Double glazed window to rear. Range of base and wall units. Stainless steel one and a half bowl sink unit. Bosch double electric oven. Electric hob with extractor over. Dishwasher. Fridge. Tiled floor.

## **Rear Lobby**

Window to side and rear. Worktops. Tiled floor. Plumbing for washing machine. Shelving.

## **Breakfast Room**

10' 0" x 7' 0" (3.05m x 2.13m) Door to rear. Storage heater. Tiled floor. Door to

## **Rear Porch**

Double glazed window to side and rear. Double glazed door to side. Butler sink. Tiled floor.

## **Further Inner Hall**

Second staircase to first floor. Door to cellar.

# Ground Floor

## Bedroom One

16' 6" x 12' 7" (5.03m x 3.84m) Double glazed square bay window to front. Ornate fireplace. Radiator. Door to

## Ensuite Bathroom

Double glazed frosted window to rear. Grey suite of low level WC, bidet, pedestal hand basin and panelled bath with shower attachment. Fully tiled walls. Extractor. Chrome towel rail. Electric wall heater.

## Wet Room

Low level WC. Hand basin. Shower. Tiled floor and walls. Wall heater. Extractor fan.

## Cellar

Two rooms measuring 12' 0" x 10' 0" (3.66m x 3.05m) and 12' 0" x 10' 6" (3.66m x 3.20m) . Brick floor. Power and lighting.

## Sun Lounge

13' 0" x 6' 2" (3.96m x 1.88m) Double glazed windows to rear. Storage heater. Double glazed sliding door to

## Lobby

Door to side and garaging. Tiled floor. Double glazed door to rear courtyard.

## Cloakroom

Window to side. High level WC. Hand basin.

## Second Kitchen

11' 4" x 7' 4" (3.45m x 2.24m) Range of base and wall units. White one and a half bowl sink unit. Electric oven and hob with extractor over. Fridge/freezer. Washing machine. Slimline dishwasher. Vaulted ceiling. Steps down to

## Dining Room

19' 0" narrowing to 17' 2" x 8' 6" (5.23m x 2.59m) Double glazed window to rear and side. Double glazed door to rear courtyard. Tiled floor. Vaulted ceiling. Electric storage heater.

# Ground Floor

## **Passage Way**

Double glazed windows to front. Double glazed door to courtyard and garaging. Leads through to

## **Snug**

16' 2" x 10' 0" (4.93m x 3.05m) Double glazed window to side. Brick fireplace with wood burning stove. Vaulted ceiling. Electric storage heater.

## **Play Room**

16' 2" x 16' 2" (4.93m x 4.93m) Double glazed window to side. Double glazed coloured glass window to rear. Bar area. Electric storage heater. Spiral staircase to

## **Studio**

16' 2" x 16' 2" (4.93m x 4.93m) Double glazed coloured glass window to rear. Two double glazed Velux windows. External staircase to rear courtyard.

# First Floor

## Landing

Two separate staircases. Double glazed window to rear. Access to loft.

## Bedroom Two

12' 10" x 12' 10" (3.91m x 3.91m) Double glazed window to front. Two sets of built in wardrobes cupboards. Electric radiator. Door to

## Ensuite Bathroom

Double glazed frosted window to side. Pink suite of low level WC, bidet, vanity hand basin and panelled bath with shower attachment. Part tiled walls. Extractor. Chrome towel rail.

## Bedroom Three

11' 9" x 10' 8" (3.58m x 3.25m) Double glazed door to balcony. Shower cubicle to corner of the room. Pedestal hand basin. Built in drop down bed and wardrobe. Storage heater. Door to balcony.

## Bedroom Four

11' 9" x 6' 10" (3.58m x 2.08m) Double glazed door to balcony. Hand basin. Convector heater. Recess cupboard space.

## Bedroom Five

9' 0" x 7' 0" (2.74m x 2.13m) Double glazed window to rear. Cupboard.

## Bedroom Six

12' 10" x 12' 10" (3.91m x 3.91m) Double glazed window to front. Two sets of built in wardrobe cupboards to one wall. Radiator. Door to

## Ensuite Shower Room

Double glazed frosted window to side. White low level WC, vanity hand basin and shower cubicle. Part tiled walls. Chrome towel rail.

## Bathroom

Double glazed frosted window to rear. Pink suite of low level WC, pedestal hand basin, bidet and panelled bath with shower attachment and screen. Towel rail. Electric wall heater. Downlighting. Local tiling.

# Exterior

## Front Garden

Mature garden to the front of the property enjoying a sunny aspect. Patio area. Laid to lawn. There is a brick summerhouse measuring 12' 0" x 6' 0". To one side are two wrought iron gates with a sweeping driveway that leads to the far side of the property and the parking and garaging area.

## Side Garden

There is a courtyard area to one side of the house to include a brick storage area and lean to.

## Rear Garden

This area is an additional courtyard area with raised beds and patio area. There is also access to the studio via an external staircase.

## Double Garage

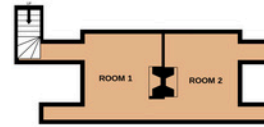
Two up and over doors. Power and lighting. Parking and turning area to the front of the garages accessed via the sweeping driveway.

## Agent's Note

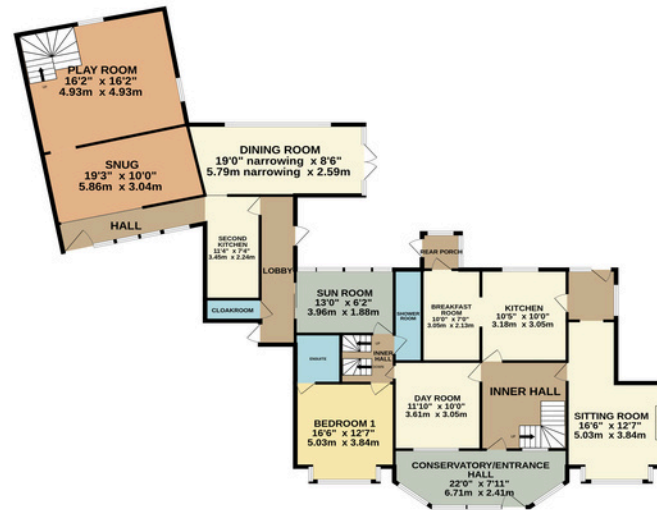
1. Although the main part of Palace Farmhouse is detached, the far side of the property where the studio and playroom are located, is attached to the neighbouring property, Palace Farm Hostel.
2. The property is not on mains gas.
3. The property is on cesspool drainage.



CELLAR



GROUND FLOOR



1ST FLOOR



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 ©2024