



LOWER ENSDEN FARM, LOWER ENSDEN ROAD, OLD WIVES LEES, CANTERBURY

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Lower Ensden Farm

Lower Ensden Road, Old Wives Lees,
Canterbury, Kent CT4 8BA

Guide Price £3,900,000 Freehold

This property offers a rare opportunity to acquire a well located farm and well proportioned house, located on the fringe of the National Landscape

Lot 1 - Lower Ensden Farmhouse - £1,100,000

Lot 2 - Lower Ensden Farm - £2,800,000

Lower Ensden Farmhouse - Lot 1 - Guide Price £1,100,000

Occupying an exceptionally secluded and enviable position within the Kent Downs, Lower Ensden Farmhouse is a rare opportunity to acquire a substantial detached Grade II Listed farmhouse together with a collection of attractive outbuildings, set within grounds of approximately 3.38 acres and enjoying fantastic views across the surrounding countryside.

The wonderfully peaceful setting is undoubtedly one of the property's greatest attractions. Surrounded by the rolling landscape of the Kent Downs, the house enjoys far-reaching and unspoilt views, yet remains conveniently positioned for Canterbury, Faversham and the surrounding villages. Properties in such a beautiful and secluded location are rarely available, making this an exciting opportunity for those looking to create something truly special.



The farmhouse itself is now in need of modernisation and offers considerable scope for improvement, subject to the necessary consents. With its generous proportions, period features, attractive outbuildings and exceptional setting, the property provides the opportunity to create a wonderful family home whilst retaining the character and charm of the existing Grade II Listed building.

The accommodation currently comprises an entrance hall, sitting room with a magnificent Inglenook fireplace, drawing room, dining room, kitchen/breakfast room and downstairs cloakroom. On the first floor, the landing leads to five bedrooms, with the principal bedroom benefiting from an en-suite bathroom, together with a family bathroom and separate WC. A useful cellar, with doors leading directly out to the garden completes the accommodation.

The property is approached via a gravel drive to the front providing plenty of parking. The various attractive outbuildings offer useful ancillary space and further potential, while the grounds extend to approximately 3.38 acres.

Lower Ensden Farmhouse occupies a wonderful rural position within the Kent Downs, approximately midway between the villages of Old Wives Lees and Selling. Old Wives Lees lies on the historic Old Pilgrims Way on the Chartham Downs and is surrounded by beautiful countryside, orchards and an excellent choice of footpaths and country walks.

Despite its tranquil rural setting, the property is conveniently located for Canterbury, approximately 6 miles away. The cathedral city provides an extensive range of cultural, recreational and sporting facilities, together with a particularly strong selection of educational establishments. Canterbury has a number of highly regarded independent schools, including King's School, St Edmund's School and Kent College, alongside well-regarded state schools, grammar schools and sixth-form, making the area particularly attractive to families.

The picturesque medieval village of Chilham lies 1.5 miles away and has a magnificent castle, the village features 2 traditional pubs, village stores & railway connections to London.

Faversham, approximately 5.5 miles away, and Selling, approximately 2 miles, provide rail services to London Victoria, with journey times of around 80 minutes. Chilham, approximately 2 miles away, also provides a rail service to London. For faster commuting, Canterbury West offers High Speed services to London St Pancras in less than an hour.

Ashford International, approximately 11 miles away, provides High Speed services to London St Pancras in around 38 minutes, together with international services to the Continent. Road connections are also excellent, with access to the M2 motorway at Junction 6, approximately 4 miles away.

In all, Lower Ensden Farmhouse offers a rare combination of privacy, breathtaking countryside, generous accommodation and outstanding period character, together with the exciting opportunity to modernise and improve an important historic property and create a truly exceptional family home in one of Kent's most beautiful rural settings.

Council Tax

Band 'G' according to the website of the Valuation Office Agency (www.voa.gov.uk)

Lower Ensden Farm - Lot 2 - Guide Price

£2,800,000

In all, the land extends to approximately 270.67 acres (109.54 hectares), a large proportion of which lies within a ring fence, with only one off lying field. Access is provided from Lower Ensden Road and New Forest Lane. The land is classified Grade II and III by DEFRA with freely draining, lime rich loamy soils. The land may be suitable for alternative agricultural, horticultural or equestrian uses, subject to obtaining any necessary consents. Some of the land is also suitable for viticultural use.

Services

Mains water and electric are connected to the Farmhouse. Heating is provided via an oil central heating system and there is a private drainage system serving the property.

We are not aware of any services being connected to the land. Buyers should rely on their own investigations.

Rights of Way and Easements

The land is sold subject to all existing covenants, wayleaves, easements and rights of way, whether public or private, specifically mentioned or not. The land is bordered to the Southeast by footpath KT|AE|8, and has bridleway KT|AE|6 running through the Northern land parcel. A plan is available on request.

Plan

Please see the plan contained in these particulars. The boundaries on this plan are indicative only and the land will be sold in accordance with the Registered Title. Plans are reproduced from the Ordnance Survey under Licence Number ES025698. The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchaser should not rely upon the statements or representations as fact and must satisfy themselves by inspection or otherwise as to the area being sold.

Tenure and Possession

Freehold with vacant possession on completion.

Method of Sale

The land is to be offered by private treaty as a whole or in two separate lots. The seller reserves the right to take the land to informal tender, formal tender or auction should they so desire.

Purchaser Identification

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification and funds for any interested parties.

Planning

The land falls outside any settlement confines. The land is within a Nitrate Vulnerable Zone. The farmhouse is Grade II listed.

Countryside Stewardship

There is a Countryside Stewardship agreement in place for the land. Details are available from the agent on request.

Exchange of Contracts and Completion

A 10% deposit will be payable on exchange of contracts with the balance of the purchase price payable upon completion.

Sporting Rights

In so far as they are owned, these are included in the sale.

Local Authority

Canterbury City Council, Council Offices, 14 Rose Lane, Canterbury, Kent CT1 2UR and Ashford Borough Council, International House, Dover Pl, Ashford TN23 1HU.

VAT

Commercial sales and letting, release of tenancies and some other property transactions are subject to VAT and where relevant, VAT is charged in addition to any consideration quoted. VAT is not chargeable in this instance although the seller reserves the right to elect to tax without notice.

Viewing

Strictly by appointment with Finn's, Sandwich,
Tel: 01304 612 147 | Email: m.chandler@finns.co.uk





Cellar = 26.90 sq m / 289.55 sq ft

Garage = 80.22 sq m / 863.48 sq ft

Stables = 108.62 sq m / 1169.18 sq ft

Outbuildings = 194.28 sq m / 2091.21 sq ft

Total = 648.95 sq m / 6985.24 sq ft

For identification only - Not to scale



OUTBUILDING

OUTBUILDING

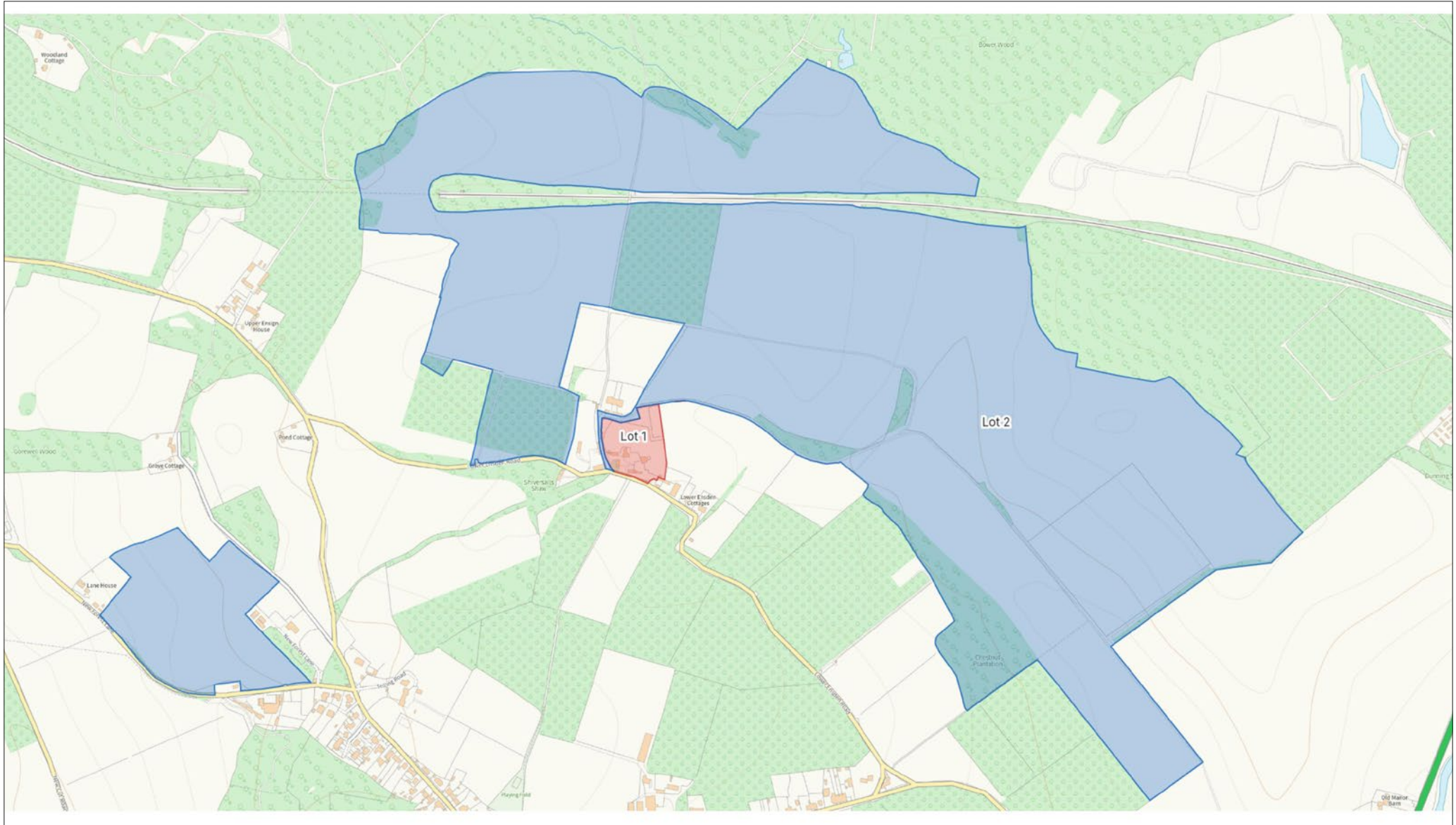
GARAGE

CELLAR

STABLES

GROUND FLOOR

FIRST FLOOR



Finn's Canterbury

82 Castle Street,
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

Finn's Sandwich

2 Market Street,
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

Finn's St Nicholas At Wade

The Packhouse Site,
Wantsum Way,
St Nicholas At Wade
Kent CT7 0NE
Sales: 01843 848230



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

