

hobbs parker

Country Houses

Stocks House Grafty Green Maidstone

DISTINCTIVE COUNTRY PROPERTY





Country Houses

DISTINCTIVE COUNTRY PROPERTY

Stocks House

Headcorn Road
Grafty Green, Maidstone, Kent ME17 2AP

No Chain

A fascinating combination of an artist's period cottage and 1960s extensions (Art Studio) creating the opportunity for both renovation and replacement.

A reimagining of the property would combine both heritage and the contemporary requiring planning and listed building consent, local authority pre-application advice suggests this is possible.

The 0.53-acre plot allows the existing house to sit well back from the road in the centre of this charming Kent village.







Accommodation

Ground floor

• Entrance • Cloakroom • Kitchen • Dining room

• Sitting room • Study • Garden room

First floor

• Landing • 3 bedrooms • Dressing room • Bathroom

Artists Studio

• Studio • Workshop • Store • Shower room

• First floor office

Outside

• Gardens (about 0.53 acres) • Double garage • Garage

Communications

• M20 (JCT 8) - 6.8 miles • Lenham/A20 (station) - 3 miles

• Headcorn (Station) - 4 miles • Maidstone – 10.9 miles

Situation

Stocks House is set well back from the main street within the centre of this country village in the Maidstone District on the Kent Weald. There is easy access for commuters from mainline stations at nearby Lenham and Headcorn with both villages offering a good range of everyday facilities and amenities.

The county town of Maidstone and the M20 motorway lie to the North whilst the notable towns of Tenterden and Ashford can be found to the South East.

Stocks House

Believed to have been a Medieval Kentish Hall House and later two cottages, Stocks House was the home of two late artists evidenced by some of the decorative interiors reminiscent of Charleston Farmhouse on the South Downs frequented by The Bloomsbury Group.

The artists added studios to Stocks House in the 1960s which could now be re-purposed or replaced, according to pre-application planning advice already obtained, with an imaginative extension.

The footprint of the existing structures is more than 50% of the whole and might represent an interesting architectural opportunity in the right hands.













Pre-application advice

A letter dated 29th March 2019 from Maidstone Borough Council indicates informally, based on a site meeting attended by the Conservation Officer, relating to an enquiry regarding the demolition of the extensions/outbuildings offering no objection in principle to the erection of replacement side/rear extension.

A copy of this letter is available.

Services

Due to the need for renovation, prospective buyers are advised to make their own investigations of the condition and availability of services.

Tenure: Freehold with vacant possession on completion.

Council Tax: Band E

Viewings

Viewings are strictly by appointment only through our Ashford office on 01233 506260 or our Tenterden office on 01580 766766.

Directions

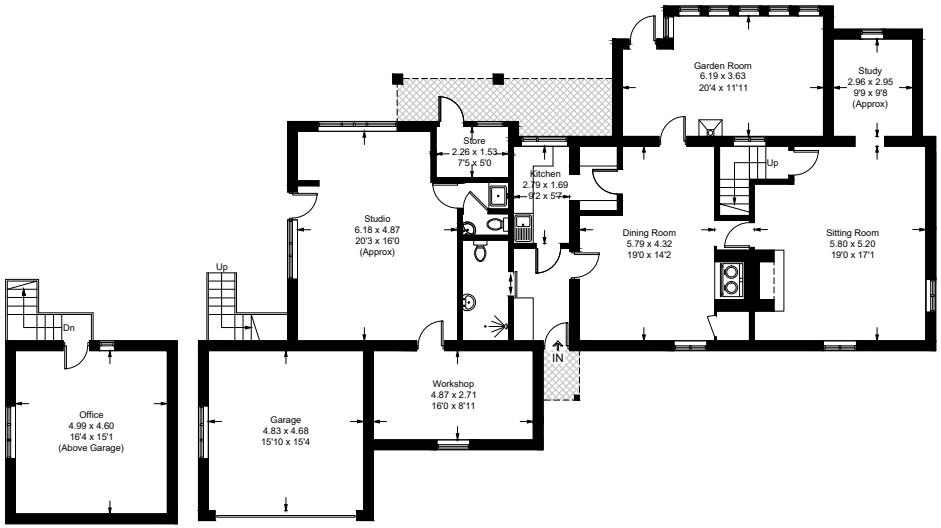
Sat Nav: ME17 2AP

What3Words: wildfires.edgy.strides

C10417



Stocks House, Headcorn Road, Grafty Green, Maidstone



Garage - First Floor
22.9 sq m / 246 sq ft

Garage - Ground Floor
22.8 sq m / 245 sq ft

Ground Floor
157.7 sq m / 1697 sq ft

First Floor
61.9 sq m / 666 sq ft

Approximate Gross Internal Area = 219.6 sq m / 2363 sq ft
Garage = 45.7 sq m / 491 sq ft
Store = 3.4 sq m / 36 sq ft
Total = 268.7 sq m / 2890 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1344645)
www.bardenvisuals.co.uk

N

OnTheMarket Regulated by RICS rightmove www.hobbsparker.co.uk

Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.



Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Ashford Office:
Romney House
Orbital Park
Ashford, Kent TN24 0HB
01233 506260

Tenterden Office:
9 The Fairings
Oaks Road
Tenterden, Kent TN30 6QX
01580 766766

hobbs parker
Country Houses