



BOSSENDEN FARM,
DUNKIRK, FAVERSHAM, KENT ME13 9LL



**Lambert
& Foster**



CANTERBURY 5 MILES | FAVERSHAM 5 MILES | CENTRAL LONDON 56 MILES

BOSENDEN FARM, DUNKIRK, FAVERSHAM, KENT ME13 9LL

Offered for sale to the market for the first time in over 60 years, a superbly located residential farm offering opportunity for a sensitive renovation of a handsome Grade II listed farmhouse, an extensive range of traditional brick and timber framed buildings with further potential (subject to planning) all located central to its own farmland and woodland extending in all to 139 acres/56.25 hectares.

GUIDE PRICE £2,300,000



SITUATION

Bossenden Farm is midway between Canterbury and Faversham with easy access to the A2 and onward links to the M2 motorway. In an elevated position, Dunkirk is west of the cathedral city of Canterbury and close to Boughton under Blean offering a good range of village amenities, including a local shop and primary school. Faversham boasts a flourishing Charter Market three days a week selling a range of local produce and has a mainline railway station and a good selection of shopping amenities as well as a popular grammar school. Canterbury provides

a wide choice of culture and leisure amenities as well as an excellent array of national, chain and independent shops and restaurants. The city offers an excellent range of well-regarded schools including Kent College, St Edmund's and Kings School together with popular grammar schools, all within a short drive of the property. Canterbury has two mainline railway stations with a fast mainline service from Canterbury West to London St. Pancras in under an hour. The North Kent coast and popular seaside town of Whitstable are 7 miles to the north.



ACCESS

Bossenden Farm is located in a secluded yet accessible location along a half mile private driveway leading to the farmhouse and buildings which lie central to the farmland and woodland.

DIRECTIONS

The postcode of the property is ME13 9LL. Using the free What3Words app, the access to Bossenden Farm can be found at [moderated.cattle.charities](https://www.what3words.com/).

DESCRIPTION

History

Bossenden Wood was the site for what is referred to as the last battle held on English soil, which took place on 31st May 1838. The battle was fought between a small group of labourers and a detachment of soldiers sent from barracks in Canterbury to arrest the march leader, the self-styled Sir William Courtney, and 11 men died in the brief confrontation. Sir William Courtenay lodged at Bossenden Farmhouse prior to the Battle of Bossenden Wood.



Bossenden Farmhouse

The farmhouse forms part of a courtyard of traditional farm buildings central to its own land. The Grade II listed brick and tile farmhouse has origins in the 17th century with later additions and offers purchasers the rare opportunity to renovate a handsome farmhouse in a wonderful location. The house is flanked on two sides with unconverted brick and tile buildings offer the possibility of further development subject to planning permission.

The house accommodation comprises a ground floor entrance hall with stairs leading to first floor. Off the hall there are two spacious sitting rooms, both with far reaching views across the garden and the farmland to the north. From the hall, an inner hallway with secondary entrance leads to a cloakroom and dining room/breakfast room with charming original features including a solid brick floor. Connecting door leads through to a modest kitchen and adjacent utility room with further doorway connecting to the unconverted farm buildings that attach.

From the front hallway, stairs leads to a first floor landing where there are five bedrooms and two bathrooms with Bedroom 5 accessing through Bedroom 4. Completing the accommodation is a substantial dry cellar. The farmhouse retains many original period features, including Victorian fireplaces, but would benefit from general updating and modernisation throughout.

Outside: The property has a good sized traditional garden with mature planting and established trees and a large rectangular pond.



Farm Buildings

The traditional farm buildings form a courtyard with the farmhouse, giving the property a wonderful setting. Attached on two sides to the farmhouse are single storey former farm buildings of brick and tile construction which are used variously for uses ancillary to the farmhouse, or for general storage. One building has a loft store with a staircase access to the south of the farmhouse.

On the eastern side of the courtyard is a magnificent timber frame barn with timber shingles with a part concreted floor. The building is extended on its eastern side with a mono-pitch block lean-to store under a corrugated iron roof and on the south by a series of four stores of brick construction under a tiled roof, each with their own timber double doors. The attached stores have earth floors.

The buildings have been well maintained with many of the roofs both for the farmhouse and buildings having been felt lined.



Farmland and Woodland

The farmland which surrounds the yard lies either side of a central farm drive and extends in all to some 71 acres/28.73 ha of arable/regenerated pasture land, together with 67 acres/27.11 ha which is part of Bossenden Wood which is an ancient semi-natural woodland comprising a mixture of oak standard with coppice chestnut and hazels and a mixture of holly, conifer and other species. The woodland adjoins a larger area of Bossenden Wood part belonging to the RSPB. The majority of the woodland lies to the east of the farm, but with a protective shelter belt forming part of the freehold to the west.



FLOOR PLANS

Bossenden Farm, London Road, Dunkirk, Faversham

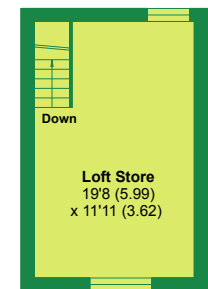
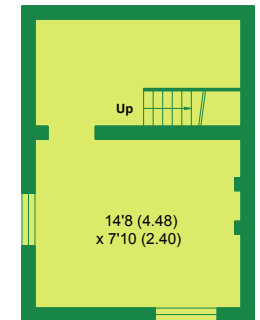
Approximate Area = 2734 sq ft / 253.9 sq m

Garage = 97 sq ft / 9 sq m

Outbuilding = 4468 sq ft / 415 sq m

Total = 7299 sq ft / 677.9 sq m

For identification only - Not to scale



FLOOR PLANS

Bossenden Farm, London Road, Dunkirk, Faversham

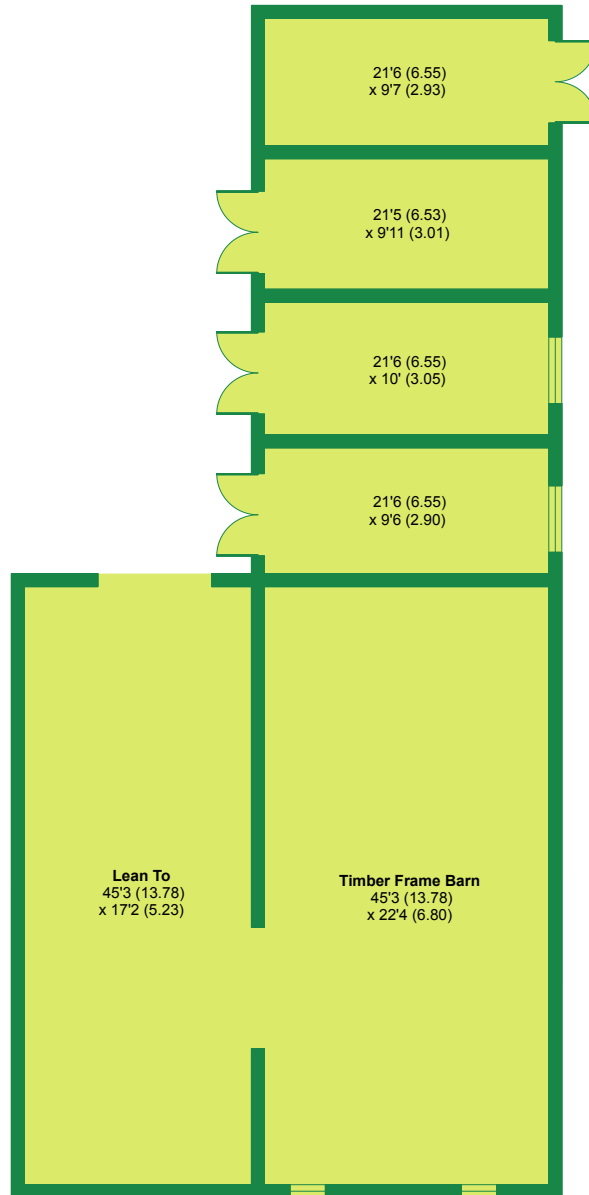
Approximate Area = 2734 sq ft / 253.9 sq m

Garage = 97 sq ft / 9 sq m

Outbuilding = 4468 sq ft / 415 sq m

Total = 7299 sq ft / 677.9 sq m

For identification only - Not to scale



Farm Buildings



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2024. Produced for Lambert and Foster Ltd. REF: 1134231



DESIGNATIONS: Bossenden Farmhouse and the attached farm buildings are Grade II Listed. Bossenden Woodland is designated as Ancient semi-natural woodland and on the Priority Habitat inventory for deciduous woodland. The neighbouring Bossenden Woodland is a National Nature Reserve and Site of Special Scientific Interest. The land is classified as Grade 3 under the DEFRA Agricultural Land Classification.

FLOOR PLANS: Illustrative floor plans are attached for the farmhouse and buildings.

SERVICES: Mains water and electricity are connected to the farmhouse and yard.

METHOD OF SALE: Bossenden Farm is offered for sale by private treaty. The selling agents may set a date for best and final offers and interested parties are advised to register interest to be kept updated on the sales process.

TENURE: The property is offered for sale freehold with vacant possession.

PUBLIC RIGHTS OF WAY: The Kent County Council Definitive Rights of Way Map shows a public right of way ending on the land, ref ZR529 the route shown with blue dashed line on sale plan attached. This path connects to the Dunkirk and Denstroude Walk which is a circular route through adjoining woodland.

LOCAL AUTHORITY: Swale House, East Street, Sittingbourne, Kent ME10 3HT. For planning enquiries email planningsupport@midkent.gov.uk.

VIEWING: Strictly by appointment only. Please contact the selling agents Paddock Wood office, with enquiries directed to Alan Mummary, Antonia Mattinson or Jon Booth on 01892 832325 Option 3.

DATA PACK: A data pack containing floorplans, the EPC, HM Land Registry Office Copy Entries and plans are available on request from the selling agent.

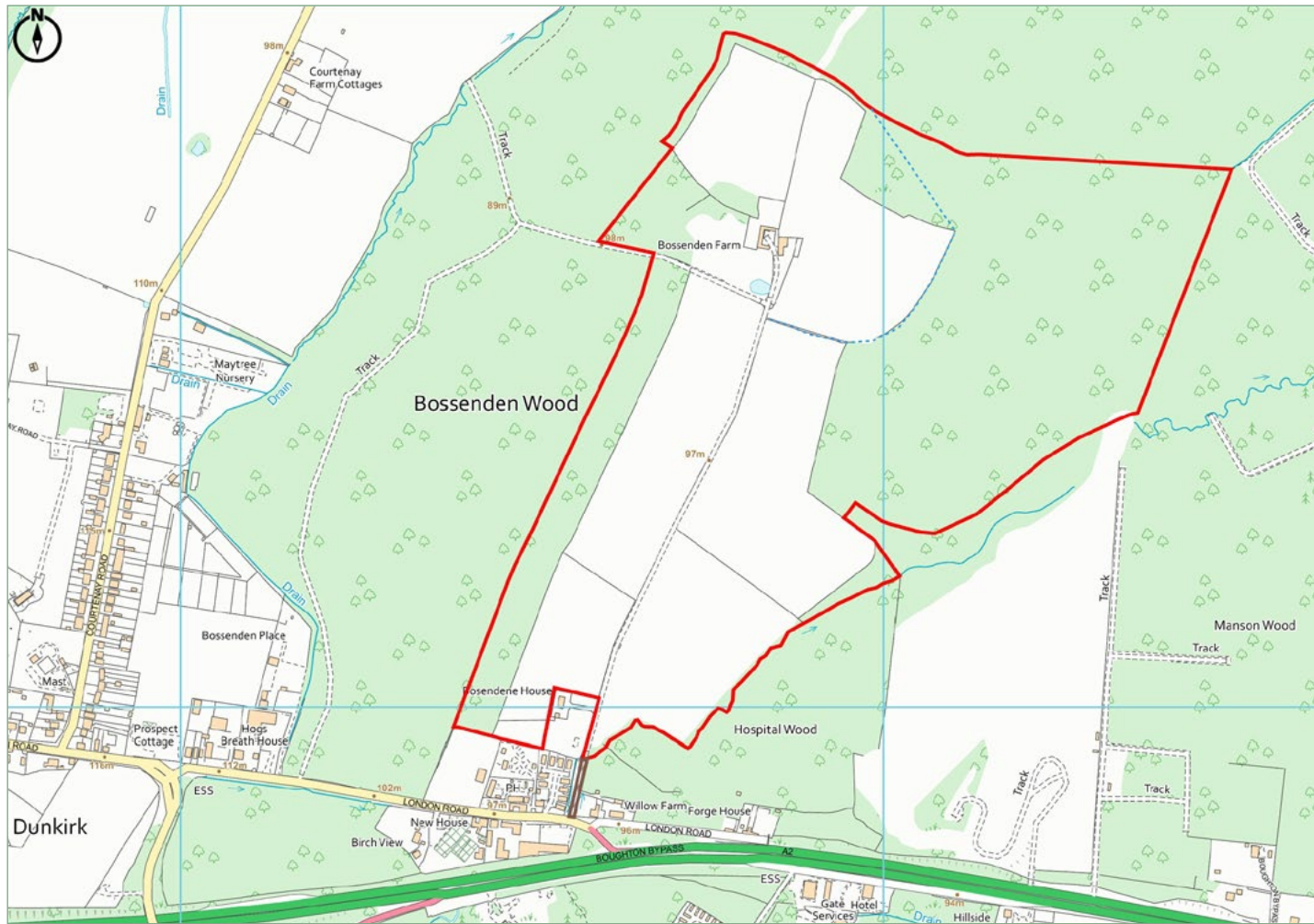
WAYLEAVES, EASEMENTS AND RIGHTS OF WAY:

The first part of the farm drive from the Canterbury Road is shared and is shown hatched on the sale plan. The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light and support, drainage, water and electricity supplies, other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars, or not.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/ purchasers.

SITE PLAN





OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark

naea | propertymark

PROPERTY PROFESSIONALS FOR OVER 120 YEARS