



Stapleton
Wichling | Sittingbourne | Kent | ME9 0DE

FINE & COUNTRY

STAPLETON

Fine and Country welcomes you to Stapleton, a timeless 16th-century residence accompanied by the contemporary masterpiece, Stapleton Barn. Nestled within approximately two acres of mature grounds, this rural haven offers breathtaking vistas over sprawling farmland, creating an enchanting backdrop for an unparalleled lifestyle.



Stapleton - Primary Residence

Step into the heart of Stapleton, where history and modern elegance converge. The Grade II Listed four-bedroom family home seamlessly marries charming original period features with sought-after modern convenience. The expertly handcrafted contemporary kitchen, adorned with luxurious granite work surfaces, modern appliances, and a heated Flagstone floor, is complemented by the warmth of an AGA at its core, creating the perfect atmosphere for entertaining family and friends. An attractive oak Herringbone floor graces the dining room, while the living room and dining room exhibit imposing inglenook fireplaces respectively, adding a touch of grandeur.

Additionally, the sunroom off the kitchen, with French doors opening to a terrace for al fresco dining, is perfect for morning coffee. Revel in the tranquility with a hot tub strategically positioned to provide blissful views of the garden and farmland beyond. The well, featuring a casement viewing window, adds character to the room, creating a unique atmosphere. The residence also boasts a large wine cellar/storage for added sophistication, while practicality meets luxury with a separate utility room, boot room, and cloakroom.

As you ascend the charming staircase to the first floor, a unique feature unfolds, with an exposed brick chimney accompanying your journey. Explore four bedrooms, each with its own charm. The principal bedroom boasts inbuilt wardrobes and desirable en-suite facilities, offering a private retreat. Discover bedroom two, adorned with a vaulted beamed ceiling and a mezzanine level, creating an inviting and distinctive space. Two additional bedrooms share the luxury of an opulent family bathroom featuring a decadent roll-top bathtub.











Seller Insight

“ It was a very easy decision for the present owner to buy Stapleton, as this very special property has so much to offer. The charming period home enjoys an idyllic rural setting, gently bordered by mature trees, with superb countryside views. The paddock is perfect for ponies and with great foresight the owner realised that an existing barn could be developed into an annexe. The property also enjoys privacy but is conveniently close to Wichling, Lenham and Doddington villages.

It has been a labour of love to add yet more features to Stapleton, and working to the highest specifications, two outbuildings were formed into a gymnasium complete with surround sound and a heated kennels and dog run which could easily be used as additional locked storage. However, the real showpiece is the barn conversion into a stunning, modern two bedroom annexe.

The main house has a luxury of space, that combines great period charm and original features that merge seamlessly with comforts of modern living. The Aga in the well equipped kitchen creates a warm winter refuge and you can walk directly from the kitchen into the light flooded conservatory, where it is a constant delight to relax and savour the view across the lawn to the fields beyond. The beamed dining and living rooms are perfect for both relaxed family downtime and sophisticated entertaining, whilst the large patio is ideal for al fresco entertaining and where guests can enjoy chilling out in the hot tub. Stapleton is a home that offers a superb lifestyle.

The barn annexe, with its own grounds, is tucked away from the main house, and has been meticulously designed, as a high spec luxury home, perfect for extended family or Air B&B. The chic open plan space has a positive and light filled ambience, and visitors always exclaim at its wow factor. The spacious kitchen has a useful walk in larder and the wall of windows creates the sense of house and grounds as one delightful whole. The first floor living room is where you have the best views and where you are tempted to just sit and watch the busy bird and wildlife in the garden.

Stapleton has easy access to neighbouring villages where you can take advantage of local clubs and societies, schools and shops for everyday needs. Faversham, a delightful market town is seven miles away and historic Canterbury is half an hour's drive; and there is easy and quick access to the train station in Lenham and the high speed train at Sittingbourne. It is also in an area of Outstanding Natural Beauty and there are many beautiful walks and captivating villages to explore; and from the house there is a pleasant walk across the fields to the pub in Doddington.

The owner has loved the six years at Stapleton and is sad to be relocating and will miss the space, the tranquillity, the views and the way of life that Stapleton has given; and know the new owners will love it in the same way.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Stapleton Barn – Detached Annexe

Venture beyond into Stapleton Barn, a marvel converted in 2019, adding versatility with its awe-inspiring contemporary finish that elegantly complements the original structure. Configured over two floors with two bedrooms, luxurious en-suite facilities, and a family bathroom, it offers practicality with one bedroom and a bathroom on the ground floor.

Stapleton Barn unveils an open-plan entertainment and culinary dream social space for entertaining loved ones. A state-of-the-art kitchen with a family/dining room, featuring a vaulted ceiling and galleried landing, engages with a pantry and separate utility room. Immerse yourself in an elevated experience with an inbuilt sound system, turning the space into an acoustic stage for your soundtrack of choice, enhancing the overall ambience. A beautiful oak staircase rises to a large living space on the first floor, affording exceptional elevated views over the countryside, creating a relaxing space with a study area. An additional bedroom with characterful beams is served by an opulent en-suite shower.









Gardens – Grounds – Outbuildings

Stapleton and Stapleton Barn stand enviably within mature grounds of approximately two acres in total. Both dwellings boast substantial formal gardens with expansive lawns exhibiting an array of mature specimen trees and enjoy breathtaking southeasterly facing views over the beautiful farmland beyond the attractive post & rail fencing that forms the boundaries of the property. The primary residence Stapleton stands elegantly beyond wooden gates and a large driveway with sufficient parking space for numerous vehicles. It boasts three outbuildings, comprise summer house/ gym, heated kennels, and a large shed for a ride on lawnmower/ tool storage. In addition, a paddock of approximately 0.60 of an acre further enhances the property and enjoys separate road access. Stapleton Barn also benefits from private access and stands beyond a five-bar wooden gate and long sweeping driveway, with parking for several vehicles.







LOCATION

The charming village of Wichling is enveloped by expansive countryside in a picturesque rural setting on the North Downs, nestled within an Area of Outstanding Natural Beauty. Proximity to Maidstone, Faversham, and Ashford ensures access to diverse amenities, schools, and railway stations, enabling a swift 1-hour commute to London. Commuting by road is facilitated by the excellent connections via Junction 8 of the M20 and Junction 5 of the M2. Conveniently, the A20 and M20 lead north or south, while the A2 and M2 provide access to Faversham.

Local conveniences are within reach, with Doddington just 0.5 miles distant and accessible by the main bus route. Lenham, a short drive away, offers a charming village with primary and secondary schools, shops, and renowned country inns. Milstead Primary School, Eastling Primary School, and Springe Primary School are within the property's catchment area. Culinary delights can be enjoyed at The Chequers Inn in Doddington and The Carpenters Arms in Eastling, both receiving accolades for their food. Doddington boasts a local village shop, while leisure options abound with the Hucking Estate Woodland Trust, Leeds Castle golf course, and the famed 'Leeds Castle' tourist attraction featuring a Go Ape centre and seasonally available open-air cinema. Faversham, a historical town 7 miles away, hosts an annual event, adding to the region's rich tapestry.

The Estate Agents Thoughts

Stapleton seamlessly combines history, charm, and modern comfort, offering a haven where every detail invites you to savour a tranquil and sophisticated lifestyle. Your extraordinary journey continues with the versatility of Stapleton Barn, where contemporary elegance meets rural charm.





Discover how versatile the property is, adaptable over time based on your requirements. Stapleton is not just a fine family home but also comes with the added benefit of the luxurious annexe, Stapleton Barn. Enjoy good separation and privacy between the dwellings, each enjoying their own access, making it perfect for multigenerational living or exploring Airbnb opportunities. What's more, there's even the exciting possibility to split the title and create independent residences, subject to acquiring planning consent. Stapleton offers a unique blend of history and contemporary living, providing a canvas for your personalised lifestyle.

Main House
Freehold
Council Tax Band G
EPC Rating E

Barn
Freehold
Council Tax Band C
EPC Rating C

Guide price £1,250,000 - £1,350,000



Stapleton, Faversham Road, Wichling, Sittingbourne, ME9

Approximate Area = 2488 sq ft / 231.1 sq m (excludes void areas)

Limited Use Area(s) = 60 sq ft / 5.6 sq m

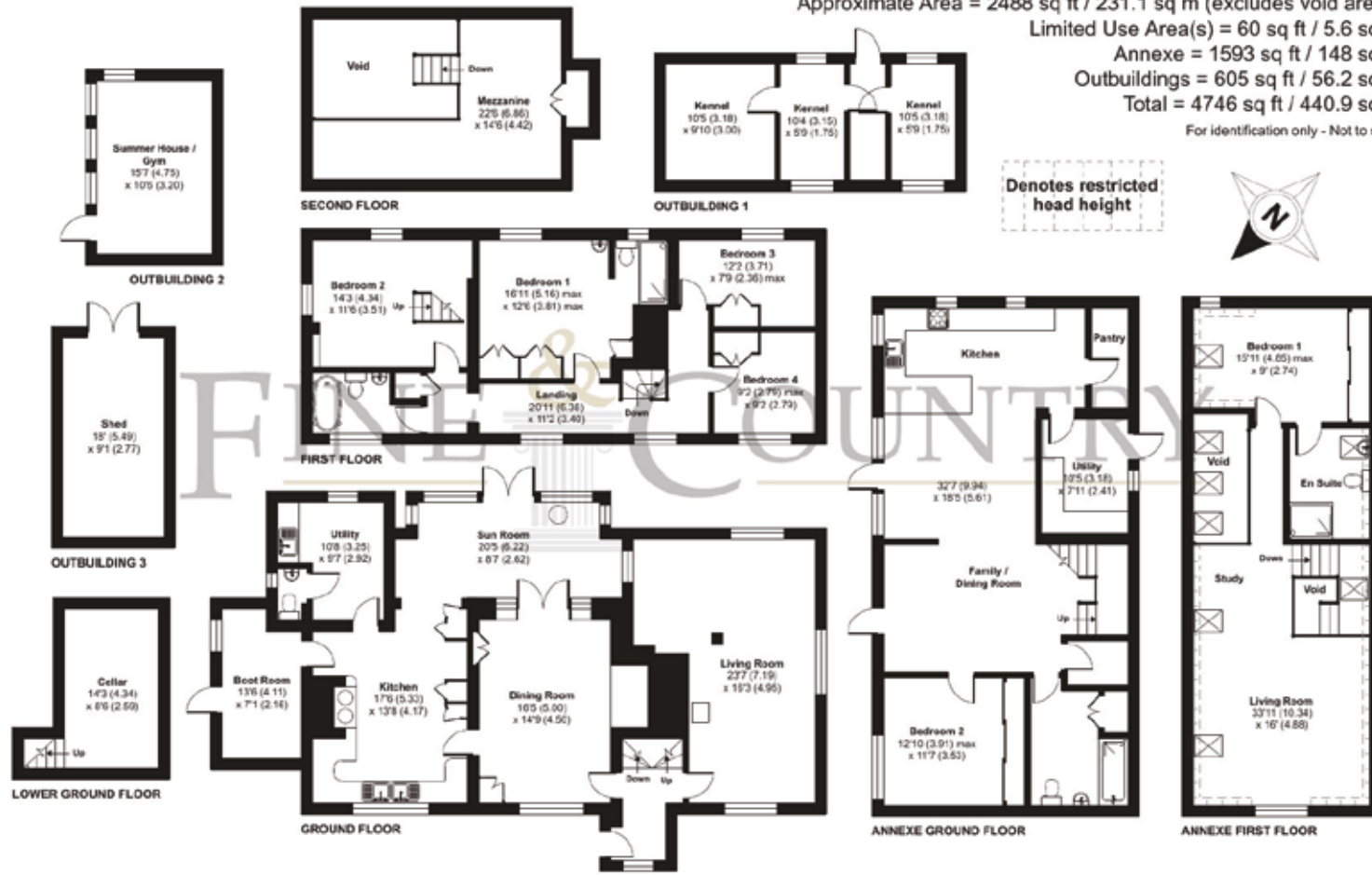
Annexe = 1593 sq ft / 148 sq m

Outbuildings = 605 sq ft / 56.2 sq m

Total = 4746 sq ft / 440.9 sq m

For identification only - Not to scale

Denotes restricted head height



MAIN HOUSE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

ANNEXE

Score	Energy rating	Current	Potential
92+	A		87 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchacom 2024. Produced for Fine & Country. REF: 1071425



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FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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