



HECTON FARM

EAST SUTTON | KENT

btf





HECTON FARM

EAST SUTTON | MAIDSTONE | KENT ME17 3EA

Sutton Valence 1.5 miles | Headcorn 3 miles | Staplehurst 5 miles
Maidstone 8 miles | Cranbrook 10 miles | Ashford 20 miles

A UNIQUE & ENCHANTING EQUESTRIAN PROPERTY IN A HIDDEN SECLUDED SETTING IN THE WEALD OF KENT WITH BEAUTIFULLY RESTORED GRADE II LISTED MEDIEVAL HALL HOUSE, OUTBUILDINGS & LAND. HECTON FARM SITS WITHIN ITS OWN LAND EXTENDING TO NEARLY 13 ACRES.

Detached 5 Bedroom Grade II Listed Farmhouse

Detached period barn with potential for a variety of uses (STPP)

Recently built stable block and turn out pen

A 20m x 55m Sand School with top of the range surface built by Mark Scott Arenas

Converted outbuildings including Gym and Games Room

IN ALL APPROXIMATELY 12.77 ACRES
(ADDITIONAL 6.81 ACRES AVAILABLE BY SEPARATE NEGOTIATION)

GUIDE PRICE: £1,895,000



BT Partnership
Clockhouse Barn
Canterbury Road
Challock, Ashford
Kent TN25 4BJ

Email: alex.cornwallis@btfpartnership.co.uk
Tel: 01233 740 077

www.btfpartnership.co.uk

Viewing strictly by appointment only with the
Sole Agent BT Partnership

These particulars are intended only as a guide and
must not be relied upon as statements of fact.





INTRODUCTION

Hecton Farm was comprehensively restored from the ground up by the pre-eminent restoration specialist Anthony Hicks, in collaboration with English Heritage in 2003. The current owners purchased the property just over 4 years ago and have sympathetically modernised, updated and developed to create a high specification equestrian unit within a ring fence. The facilities are second to none with the vendors sparing no expense in the development expansion. The property is fronted by Friday Street to the west which is a quiet country lane suitable for horse riding and hacking along with various bridleways and TROT rides all the way to Ulcombe to the east. There is potential for further development of the buildings to the north of the house which will provide an incomer with the opportunity for holiday lets or alike subject to the necessary planning consents.

LOCATION

East Sutton is a tranquil rural village in Kent, situated approximately 6 miles southeast of Maidstone. The village is characterised by its scattered farms and cottages across a rolling rural landscape, offering a peaceful and picturesque setting. The location offers a range of walking trails and scenic routes, making it an ideal location for outdoor enthusiasts. Hecton Farm is within 1 mile of The Ridge Golf Club and only 2 from the Weald of Kent Golf Course. The village of Sutton Valence is within walking distance with both The Kings Head and The Queens Head providing sociable eating and drinking opportunities. East Suttons proximity to Maidstone provides access to a wider range of amenities and services, while still maintaining its rural charm. Maidstone and Ashford are able to provide a more comprehensive range of facilities, schooling options and leisure activities. Sutton Valence School both senior and prep are with 2 miles of the property adding to its fantastic location.

DIRECTIONS

From the centre of Maidstone head south of the A229 towards Sutton Valence, at the roundabout take the second exit to stay on A229 and continue on for 3.5 miles until turning left onto East Sutton Road. Follow along for a mile, through the village before turning right onto Friday street, with Hecton Farm being the third property on your right. The whatthreewords location for the entrance to the driveway is [///spurned.inhabited.pixies](http://spurned.inhabited.pixies).



GENERAL DESCRIPTION

Hecton Farm is entirely unique has been fully renovated, refurbished and extended at the turn of this century with the current owners expanding on the renovation over the previous four years. The property today comprises various component parts including Grade II Listed former hall house providing spacious family accommodation set in the most unique and idyllic of quiet rural settings along with high end equestrian facilities and land.

THE FARMHOUSE

The Grade II Listed Farmhouse has 16th century origins and has been carefully restored and modernised by the current owners to become a beautifully presented 5 bedroom family home in an idyllic location. The character of the Grade II Listed building remains throughout with modern bathrooms and kitchen. The house retains its charm whilst accommodating for comfortable modern living. To the rear of the house is the traditionally crafted oak built jettied extension that blends in seamlessly and has been sympathetically and expertly incorporated to the original structure. Inside the house boasts a plethora of original features including a King post that we understand dates from the 1400's., heavy oak ceiling, structural beams, inglenook fireplace with Bressumer beam, mullion windows and wide oak floor boards along with vaulted ceilings.





GROUND FLOOR

The Front Door opens to **Hallway**, which leads to the grand **Dining Room** with striking inglenook fireplace with woodburning stove. Doors lead through to the most modern part of the house and the **Family Room** with doors to the **Rear Garden** and to **Sitting Room** filled with characterful timber features. Further doors from the Hallway lead to the modern **Kitchen**, with doors to **Utility Room** with fitted units and a further door to Rear Garden. Directly from the Kitchen is the Rear Hall with a **Downstairs Bathroom** with w/c, wash hand basin and shower along with door to the front **Driveway & Parking Area**. There is a modern and efficient underfloor heating system throughout the ground floor.

FIRST FLOOR

The First Floor Landing has beamy and character features throughout including impressive chimney breast and King Post dating from the 1400's. A small set of stairs leads to a hidden galleried **Study** perfect for working from home. Doors from the landing lead to **Bedroom 1** (double), **Bedroom 2** (double) with stairs up to a mezzanine floor housing **Office** and access to storage within the loft area. Also off the First Floor Landing is **Bedroom 3** (double) and the **Family Bathroom** with bath, w/c and wash hand basin. The opposite side of the Landing leads to **Master Bedroom Suite** with a further room currently used as a **Dressing Room** but could be **Bedroom 4, Bathroom** with bath, wash hand basin and w/c and fitted storage cupboards.

OUTSIDE

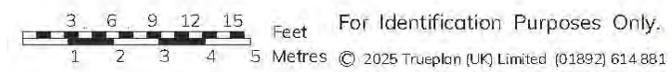
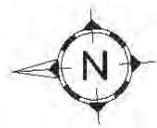
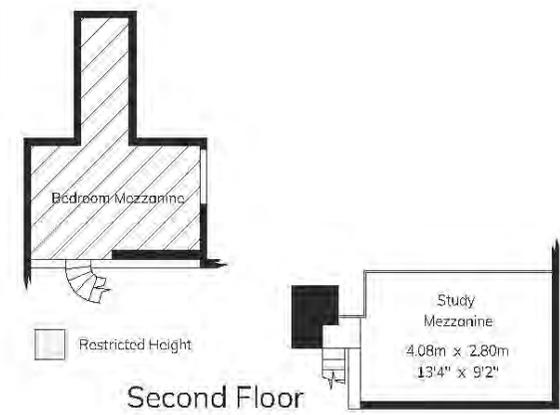
The gardens are lawned, matured and bedded to the front, sides and rear. The property benefits from a **Shingled Seating Area, Patio Area** with Pergola and **Vegetable Graden** including **Green House**. Entered through a set of electric gates, there is a **Large Driveway** with parking available for several cars. There is an brick built **Outbuilding** currently used as a **Laundry** with a separate **Outside W/C**.



FARMHOUSE FLOOR PLAN

Hecton Farm

Gross Internal Area : 300.9 sq.m (3238 sq.ft.)



For Identification Purposes Only.

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FARM BUILDING

Accessed by a separate access with electric gates is a 6 bay timber framed insulated Barn by FarmPlus. This building holds **3 enclosed bays** used for the storage of machinery, vehicles and hay. The muckheap area for the Stable Yard is located at the end of this building. The building extends to approximately 1,589 m² with floor plans found overleaf. There is a hard core and gravelled yard area making for ease of use all year round.

OUTBUILDINGS & EQUESTRIAN FACILITIES

There is a detached **Period Barn** that has been converted into a **Games Room**, with **Log Store** at the end of the building. This building could have potential for the conversion into ancillary accommodation or holiday let accommodation subject to the necessary planning consents being obtained. In addition, there is a detached **Workshop/Store** timber clad building accessed via the main driveway currently used as a **General Store** for garden machinery and equipment.

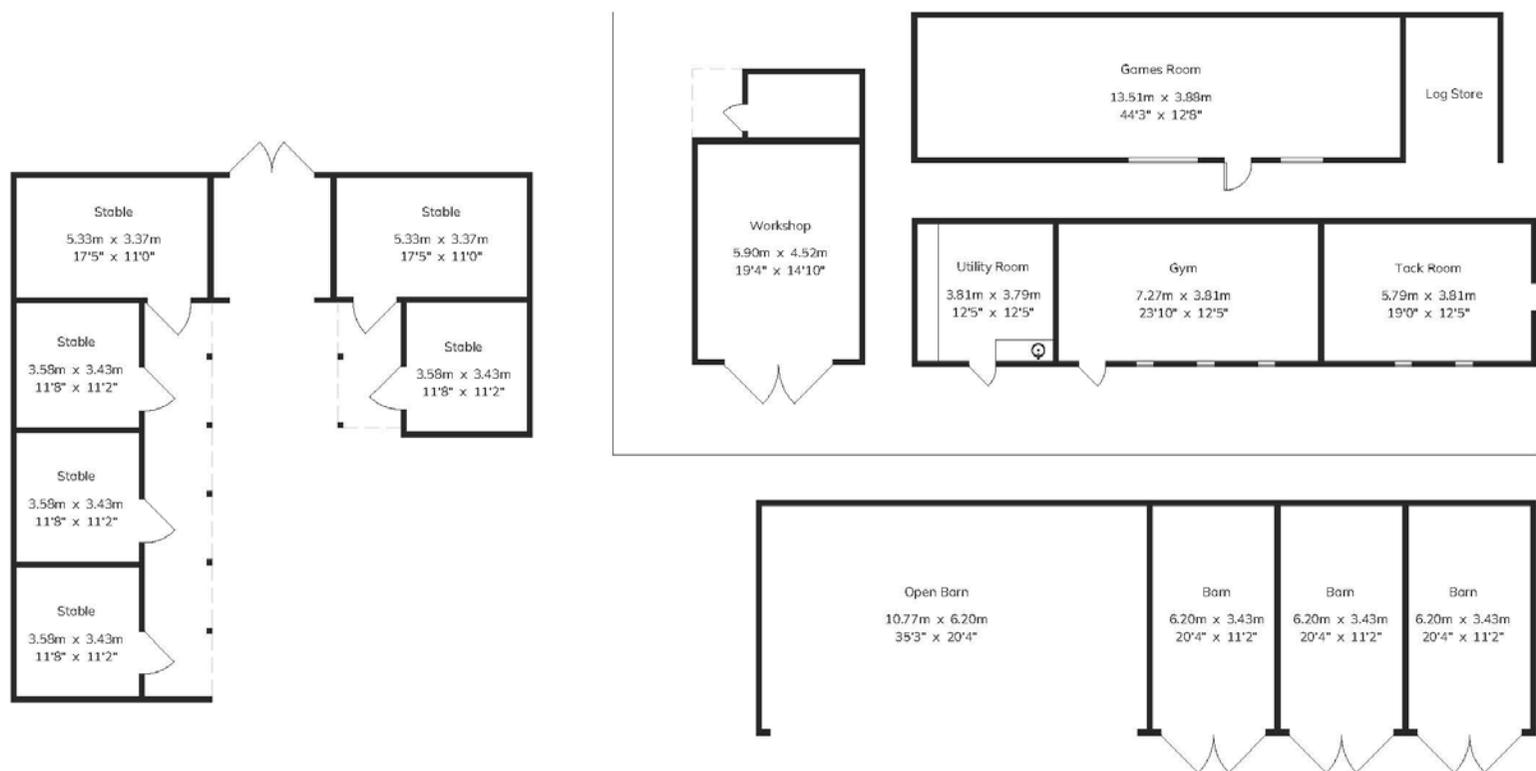
As part of the equestrian facilities there is a detached insulated **Timber Framed Building** split into three useful areas including, **Secure Tack Room** which is alarmed and has heating and insulation, **Utility Room** and **Gym**.

Situated on the eastern side of the house, and able to be accessed separately from the house is a modern, well thought out and fully equipped equestrian yard, finished to a high standard.

Benefiting from **6 Loose Boxes** of Olsen Timber and are Level 3 top of the range, with four 12 x 12 and two 12 x 14 all with back and front windows, rubber matting and automatic water feeders, **Covered Wash Down Area**, An All-Weather **Turnout Pen** and Mark Scott Arenas 20m x 55m **Menage** built 3 years ago with a fibre wax surface. Floor Plans for the Outbuildings and Equestrian Facilities can be found below.

Outbuildings - Gross Internal Area : 161.2 sq.m (1735 sq.ft.)

Equestrian Buildings - Gross Internal Area : 230.9 sq.m (2485 sq.ft.)









THE LAND

The pastureland surrounding Hecton Farm extends to 10.76 acres. The land is split into multiple Paddocks, all post and rail and fenced and is used as part of the equestrian yard for all year round turnout with well drained soils and also to graze sheep through the winter. There is an additional 6.81 acres of land available by separate negotiation that is coloured yellow on the Boundary Plan.

There is a single footpath crossing the property on the northern border which is fenced out of the property. A Public Rights of Way Plan can be seen on the Kent County Council website or from the Selling Agents upon request.

Please see the Boundary Plan overleaf for a red line boundary of the property to be sold. The total acreage is 12.77 acres.



BOUNDARY PLAN



Produced on Land App, Feb 25, 2026.
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NOT TO SCALE



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.

SERVICES

The property is connected to mains electricity. There is a private water supply served from a borehole. Drainage is to private treatment plant. Heating is providing via an oil-fired system. **Please Note:** None of these services have been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available. Additional land to the south coloured yellow is available by separate negotiation.

ACCESS

Access to the property is directly from Friday Street to the east. As far as we are aware this is an adopted public highway. **Please Note** a Highways Search has not been undertaken.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required. The vendor also reserves the right to not accept any offer.

TENURE

The property is registered under three Land Registry Title Number K244660. Copies of the Office Copy Entries and Title Plan are available from the Selling Agents.

PLANNING

Hecton Farm is situated within Maidstone Borough Council. **Please Note:** A full planning search has not been undertaken and a full list of planning applications in relation to the property is available from the Maidstone Borough Council website.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

Maidstone Borough Council, Maidstone House, King St, Maidstone ME15 6JQ

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. **Please Note:** There is one public footpath within the boundary of the property.

COUNCIL TAX

Band H

EPC RATING

Band D

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PHOTOGRAPHS

The photographs within this brochure were taken in July 2025.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general

guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

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VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

Tel: 01233 740077 (Challock Office)

Mob: 07799 846872 (Alex Cornwallis)

Email: alex.cornwallis@btfpartnership.co.uk

GUIDE PRICE

£1 895 000





Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ