

Thorn Farm

Stelling Minnis, Kent



A substantial luxury home with a spa complex, an annexe and stunning gardens and grounds

A2 6.9 miles, Chartham 7.1 miles, Canterbury city centre 7.5 miles, Canterbury West mainline station 8.1 miles (53 minutes to London St. Pancras International), Ashford International mainline station 11.0 miles (38 minutes to London St. Pancras International), Gatwick Airport 71 miles

Thorn Farm, Thorn Lane, Canterbury, CT4 6BZ

Features:

Reception hall | Drawing room | Study | Formal dining room
Function room | Gym | Kitchen/dining room | Utility | Boot room
Laundry room | Pantry | Wine room | Plant room | Systems room
Store room | 3 Cloakrooms | Swimming pool with spa, sauna,
shower room & changing room | Principal bedroom with dressing
room & en suite bathroom | 4 Further bedrooms (2 en suite and
2 with Jack & Jill bathroom) | Loft room | 1-Bedroom annexe
Triple garage | Storage room | Shed

Greenhouse | Tennis court | Garden | Lake | Orchard | 13.9 acres
EPC rating C

About 13.9 acres in all



The property

Thorn Farm is set in a splendid rural position and features a magnificent farmhouse with almost 10,000 sq. ft. of impressive luxury styling and fittings, arranged over three light-filled floors.

The main house has a grand reception hall at its heart, with Cipriani limestone flooring, bi-fold doors opening onto the rear garden, conservatory-style windows and roof with automatic blinds and a galleried landing above. Reception rooms include the 34ft drawing room, the formal dining room and the study, while there is also a large open-plan kitchen and dining room. The kitchen features bespoke fitted units, a central island with a breakfast bar and a stainless steel range cooker.

Stairs lead to the lower ground level, where there is a large indoor swimming pool with Buscot stone flooring, as well as changing and shower facilities. The pool is magnesium chloride, heated by a 5-to-1 air source heat pump and features an automatic cover. There is also a spectacular spa including jacuzzi, plunge pool, infrared and classic saunas, steam room and a gym with mirrored wall and a 35ft function room with an adjoining temperature-controlled wine room. Additionally, the lower ground floor has a utility room with access via a laundry chute from all floors.

Upstairs there are five beautifully appointed double bedrooms including the principal bedroom with its dressing room, en suite bathroom and two balconies overlooking the garden. Two further bedrooms have en suite shower rooms, while the other two share a Jack and Jill bathroom. The second floor has a loft room and access to a sunny roof terrace.

The house is perfectly equipped and fitted for modern living, with advanced technological and energy features. These include a Control4 automation system and Gira lighting system, whole house underfloor heating, a whole house











sound system with 96 speakers, a central vacuum cleaning system and a fully maintained fire and intruder alarm system with 16 CCTV cameras. Systems related to energy and services include a heavy metal water filtration system, whole house reverse-osmosis drinking water system to all cold taps, a water softener, an 11.8kw wind turbine generating £10,000 per annum, an external irrigation system, two boreholes with 10,000l of water storage, 8,000l of underground gas storage and dual 100kw fault tolerant boilers.

Outside

The property features stunning landscaped gardens and far-reaching grounds, as well as several outbuildings. These include the triple garage and annexe, which has one bedroom, a sitting room, a kitchen and a shower room and underfloor heating throughout. The garage also has plenty of storage space on its lower ground level, and is accessed at the front of the house, where there is a spacious driveway with double electric-gated entrances, providing a wealth of parking space for residents and guests alike, as well as two car charging points. At the rear, the south-facing garden includes a sunken terrace with patio space in sawn Windsor Buff Blue Yorkstone, raised beds and a lagoon-like water feature. There are also pristine lawns, a tennis court with floodlights, a practice wall and a storage shed, and beyond the gardens, rolling wildflower meadows, apple and pear orchards, a vegetable garden with a polytunnel, a field with its own separate entrance and a stunning lake.

Location

Thorn Farm occupies a picturesque rural position just outside the small village of Stelling Minnis. The village has a village hall, a post office and a local pub, as well as a primary school, while further facilities and schooling are available in the neighbouring villages. Canterbury offers a wide range of cultural, sporting and recreational amenities, and a good range of educational facilities, both in the independent and state sectors. The A2 provides direct dual carriageway access onto the motorway network and Canterbury West station provides High Speed



services to London St Pancras in under an hour. Alternatively, Ashford International is within 11 miles, offering services to London St. Pancras in 38 minutes. The area has good access to the continent.

Directions

From Canterbury, take Old Dover Road away from the city centre and turn right onto Nackington Road/B2068. Continue to follow the B2068 for 6.6 miles, then turn right onto Thorn Lane. You will find the property on the left.

What3Words///proclaims.handicaps.menswear brings you to the property's driveway.

General

Local Authority: Folkestone & Hythe Borough Council

Services: Mains electricity and water. Private drainage (Klargester). LPG central heating.

Council Tax: Farmhouse: Band H, Annexe: Band B

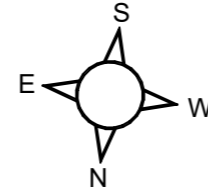
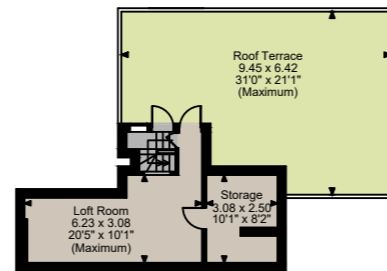
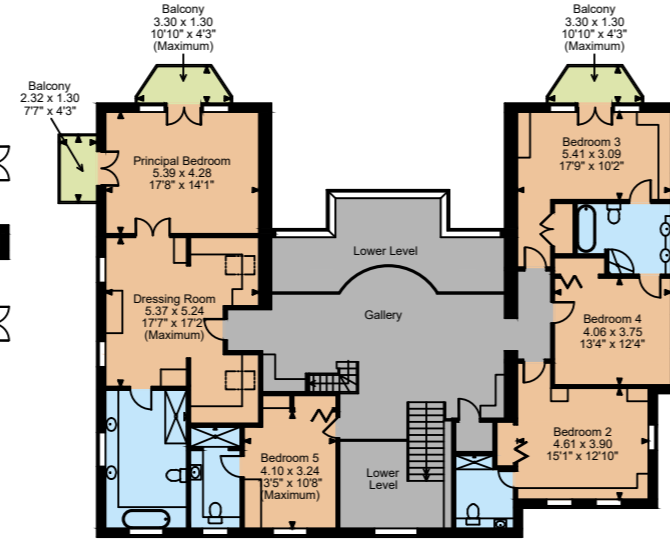
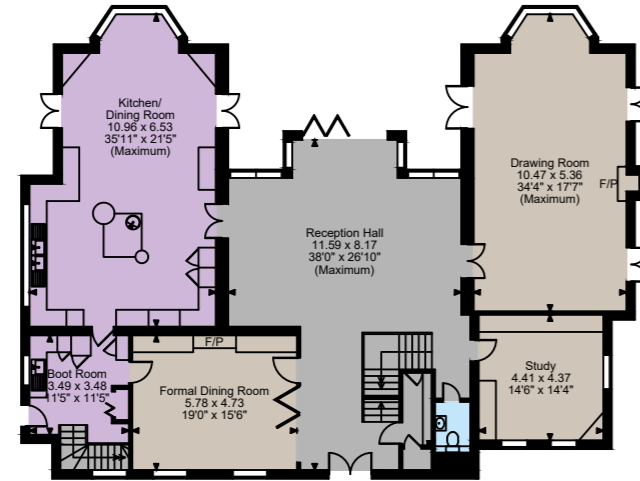
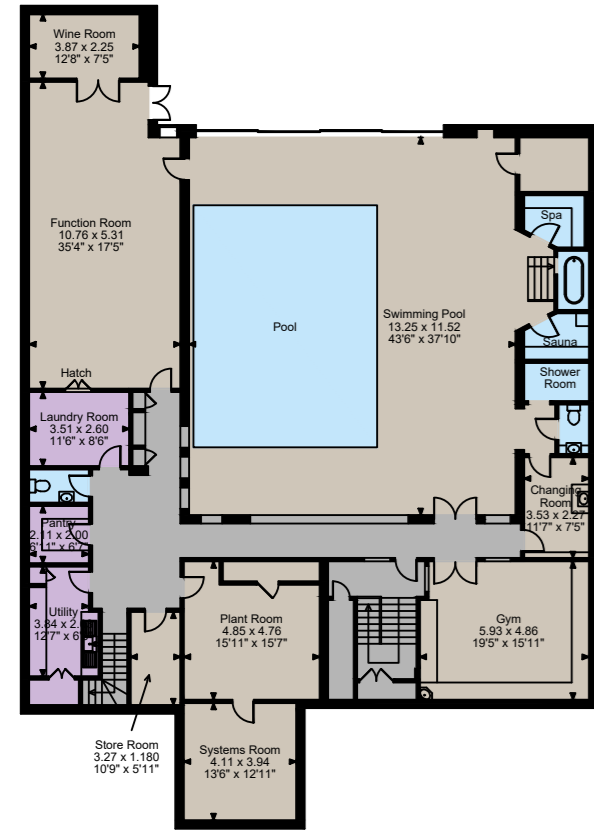
Tenure: Freehold

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

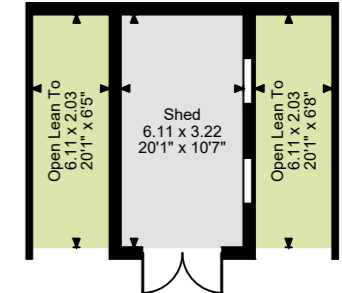
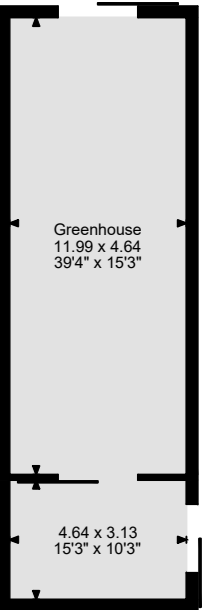
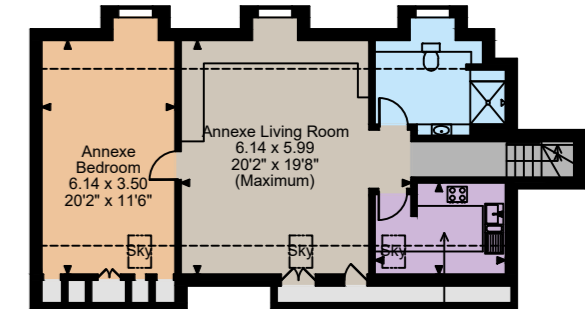
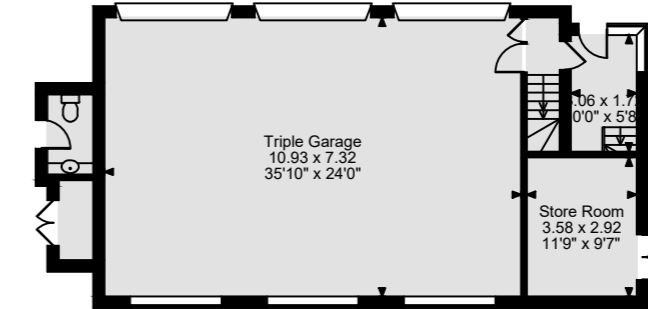
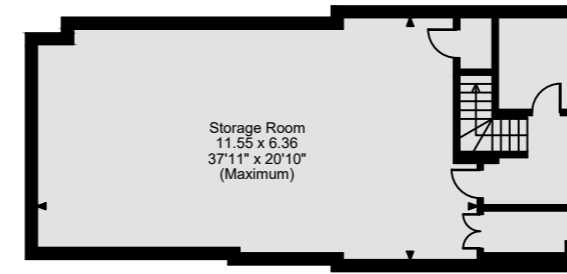
Guide Price: £6,500,000



Thorn Farm, Thorn Lane Floorplan
 Main House internal area 9,965 sq ft (926 sq m)
 Balcony external area = 649 sq ft (60 sq m)

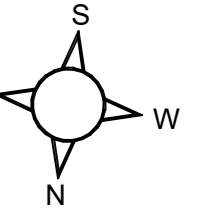


Thorn Farm, Thorn Lane Floorplan
 Garage internal area 861 sq ft (80 sq m)
 Outbuildings internal area 1,770 sq ft (164 sq m)
 Shed & Greenhouse, Stores internal area 1,237 sq ft (115 sq m)



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