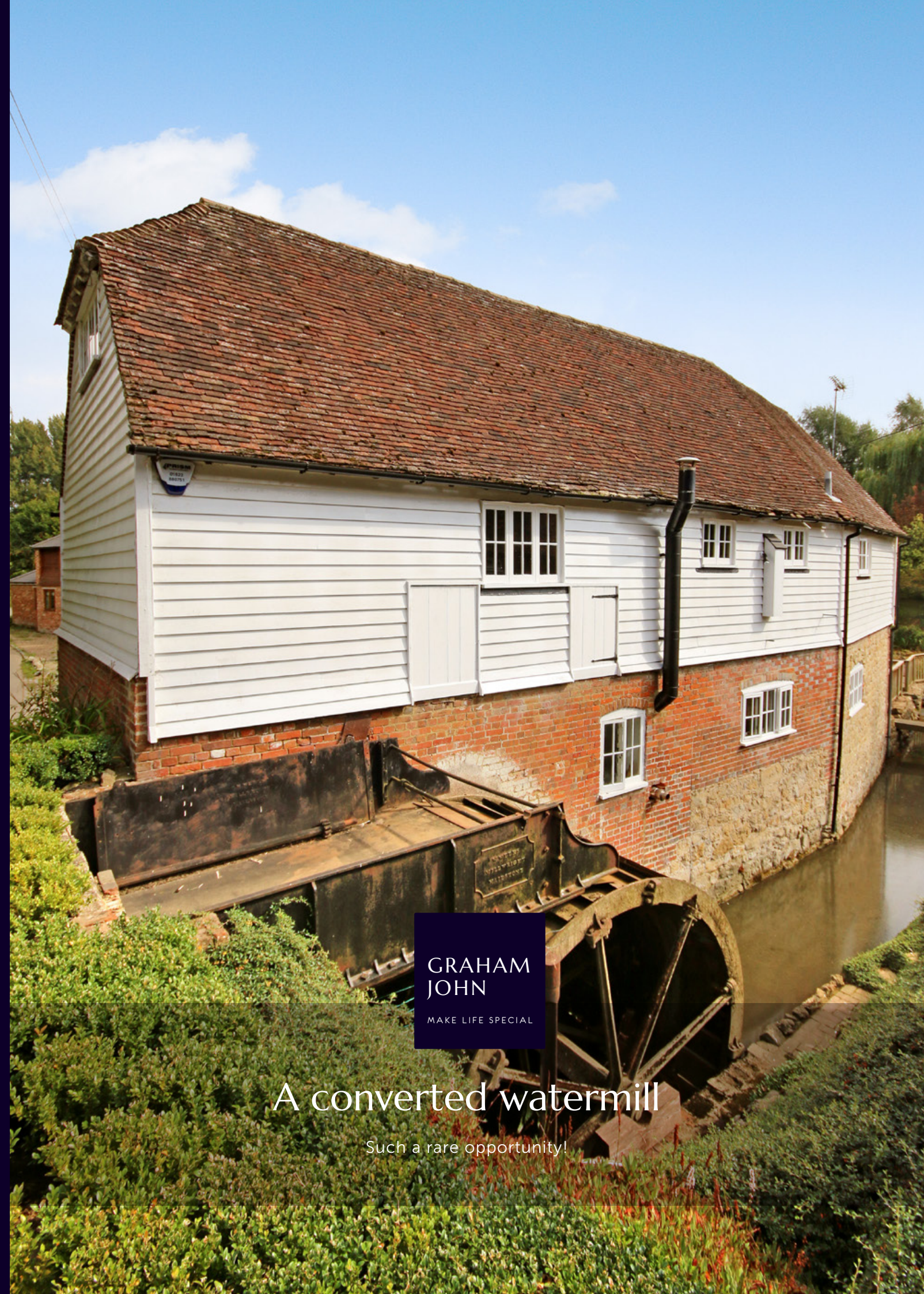




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GRAHAM
JOHN
MAKE LIFE SPECIAL

A converted watermill

Such a rare opportunity!

Full of character

From beams to the mills
old 'working parts' it's a
home full of interest

Just mentioning a home such as
this can give you goosebumps
and there are so many facets
to it.

The thought of living in a converted water mill grabs anyone's attention. Few people will ever get the chance and this is then a rare opportunity. Like the current owner you will have something wonderful to discover here. As special as the property is, and it is wonderful, after all it's almost impossible not to stop and stare at the mill workings every time you pass, there is another very special aspect to this home. When we first asked, 'what's the best thing about living here?', we expected the owner to wax lyrical about the mill and he does, getting the water running, just the mention of it brought a smile to his face. The first thing he said though was, and this made us appreciate the property even more, 'it's the fabulous fun we've had with the kids here.'

When you start to explore this home and its grounds, then you realise very quickly why. Step out of the French doors from the sitting or dining rooms and head into the garden, that's when it all falls into place. As the garden spreads out you enter a children's heaven. Corners to explore, a tree house to climb up to and what a view it has over your land, land you only discover as you rise up through the trees to view the field behind. This is still in a rural community, working fields border your land and provide a sense of privacy that is wonderful. It was a working building once, purposeful and practical. You have neighbours nearby, beside you and opposite, a small community that feels well away from things and yet in reality is so accessible. Harrietsham is not far and neither is Kent's county town Maidstone. Junction 8 of the M20 is a short drive so you are incredibly well placed for getting anywhere and

The Details

Sitting Room
Dining Room
Family Room
Breakfast Room
Cloakroom
4/5 Bedrooms
'TV Room'
2 Ensuites
Bathroom
Garage
'Training Room'
Approx 3 Acres
Grade II Listed



Charming from every angle



*Stepping out into the garden and a feel of
adventure*

lovely drives through the countryside take you to Headcorn and Staplehurst. One of the counties best known landmarks, Leeds Castle, is so close too, the mill used to belong to the estate once upon a time.

This is a home that will captivate, standing in the kitchen looking at the mill workings is always incredible, step up stairs to the first floor and you have the mill stone, there are three there, one visible through a glass floor panel. Huge wooden cogs feature above the stone in this room that the owner used as a cinema room, it could be a wonderful library or games room. The room on the floor above has the grain bins and this is a room kids will fight over to have most likely. The accommodation rambles and is unusual, everyone will find a different way to live here, large or small family will enjoy it and someone may even think of doing bed and breakfast here, who knows.

There is a separate entrance to the field along the road so if you're looking for somewhere to bring horses this could well be perfect. The immediate garden to the house is about 0.75 acres. The top field around 2.25 and that makes for lots of space to have fun. We nearly forgot to mention the room above the garage, accessed via a staircase to the rear of the garage this would make a great training room or playroom. This really is somewhere to get excited about and to live life to the full in.

This home is available for viewing by appointment through Graham John Estate Agents.

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A unique kitchen backdrop



Delightful dining



Captivating mill workings



Just to relax

Millstones, cogs and a corn crusher, perhaps one of the first eight in the country from a company in Budapest. It's a fascinating subject to explore as a home owner.

'We have archive evidence of at least an early fourteenth-century existence' write MJ Fuller and RJ Spain in their book on water mills when discussing Chegworth. It's easy to let time slip by gazing at the workings, researching and immersing yourself in the history of this home and its purpose in life through the centuries. Imagining life here when it was a working mill is intriguing, living your life here will be extra special.



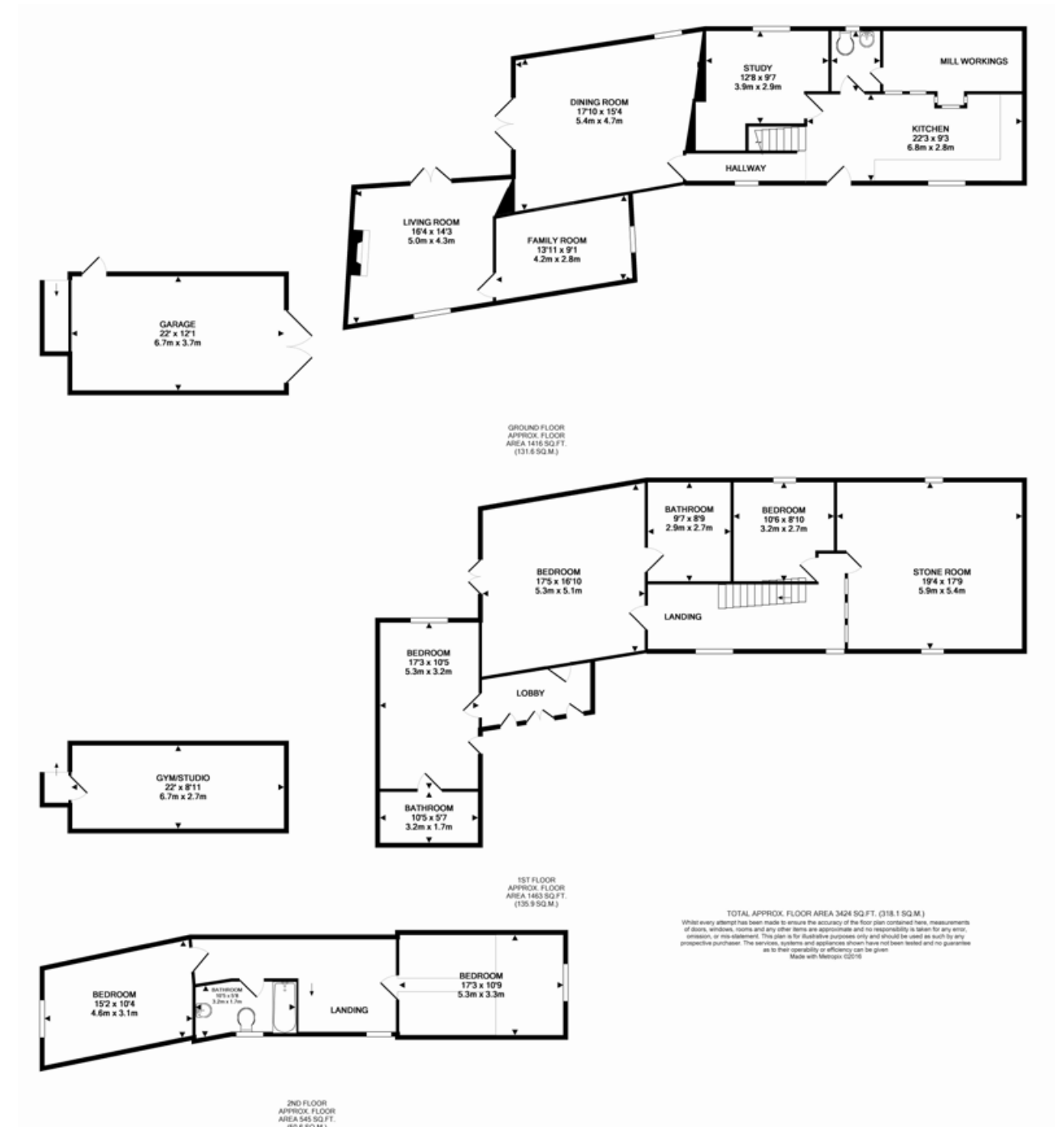
Lovely bedrooms throughout



Space and storage



One of the en suites



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A delightful glimpse across the mill pond



So much opportunity here, what will you use the room above the garage for?

Three floors of accommodation allow you to spread out and enjoy a different kind of life here. The outside space is lovely as the first part of the garden has an intimacy that will make you want to entertain friends and family. As you explore and the garden widens out you get

a childhood glow of excitement and discovery. A glimpse of the tree-house, the top field stretching away, it all sparks thoughts of summer days playing in the long grass and hide and seek amongst the trees. ■

Swings and slides and games around the grounds, you can understand why the owners loved bringing their family up here.