



An enchanting Grade II listed Wealden hall house

Elmstone Hole Road, Grafty Green, Maidstone, Kent, ME17 2AJ

Guide Price £1,450,000 Freehold





Entrance Hall • Drawing room • Sitting room/study • Family room • Kitchen/breakfast room • Utility room • Two bedrooms • Attic bedroom three • Two bathrooms • Substantial detached listed five room oast house with planning • Heated swimming pool and pool house • Potting shed • Wild flower meadow • Detached garage with store room over • Parking • About 4.5 acres

About this property

An enchanting Grade II listed former Wealden hall house dating from circa 1460 with various detached outbuildings including a substantial oast house with planning, all nestling amidst stunning gardens and grounds.

This wonderful property has been extensively renovated and refurbished by the current owner, retaining a wealth of period charm and character including exposed timbers, reclaimed elm flooring and diamond leaded light windows. With underfloor heating throughout, it features stylishly interior designed accommodation arranged over three floors.

Attractive reception rooms comprise a drawing room with wood burning stove, an adjacent sitting room/study and a lovely family room with steps leading down to the part vaulted kitchen breakfast room.

The bespoke fitted kitchen /breakfast room by Charles Hurst has deVol handles, taps and fossil stone worktops, a two oven Rayburn, various appliances and a useful larder cupboard.

Off the hall is a utility room and a bathroom fitted with Aston Matthews sanitary ware and Carrara Marble splash backs.

The first floor can be accessed by two separate staircases which lead to two heavily beamed double bedrooms linked by a luxuriously appointed bathroom. One of the bedrooms includes a separate dressing area and stairs lead up from bedroom two to an attic bedroom.

Wrought iron gates open to a parking area and the garaging with store room over.

Pedestrian access can be gained via a pretty gate with a central York stone path flanked by box parterres, seasonal roses and clipped yew trees leading to the front door. There are several connecting ponds which meander into a stream. Mature hedging divides the stunning formal gardens from the kitchen garden with raised beds and a delightful brick built potting shed.

The well screened heated outdoor swimming pool is located at the top of the gardens where there is also a pool house with boiler room. The gardens continue to a lovely wild flower meadow and area of woodland.

Of particular note is the substantial Grade II listed square kiln oast which lies to the north of the main house. Dating from the 19th century it currently incorporates a boiler room, two ground floor rooms one with an



open fireplace and a spiral staircase leading to a galleried landing with steps down to a further room. Planning permission has been granted to reconfigure the oast, to include a kitchen/diner and snug on the ground floor and a substantial bedroom suite and separate WC on the first floor.

Local Information

The charming and historic market village of Lenham is about 2.5 miles away where there are a good variety of shops catering for everyday needs together with restaurants, public houses, a library and several schools. More extensive shopping can be found in Maidstone and Ashford. Bluewater shopping is located just off the M25 Junction 2 (A2/M2).

Schools: There are many highly regarded schools in the area in both state and private sectors.

Frequent services run to London Victoria and Ashford station from Lenham station in about 73 minutes and 14 minutes respectively. Eurostar trains are available from Ashford International. A high speed train service runs from Ashford to London St Pancras in about 38 minutes.

* All distances and mileages are approximate

Tenure
Freehold

Local Authority
Maidstone Borough Council

Council Tax
Band = G

Services

Oil fired central heating, mains electricity and water. Private drainage.

Local Authority

Maidstone Borough Council Tax band G

Planning Permission

Planning permission has been granted (19/503953/FULL) for works to the Oast; Alterations to fenestration with removal of a window to create a doorway to the south elevation and creation of a new window to the north elevation. Installation of a bat box to the chimney. Installation of an external staircase.

Agent's Note

A footpath runs to the eastern boundary through the kitchen garden, which is well screened from the main house by mature hedging.

Directions

From M20, Junction 8 take the A20 to Lenham, turn right into the town and pass through Lenham into the square and travel out towards Grafty Green and Headcorn. After about 2.5 miles turn right into Elmstone Hole Road and the property will be found after about 0.2 of a mile on the right hand side.

Energy Performance
EPC Rating = TBC

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cranbrook & East Kent Office. Telephone: +44 (0) 1580 720 161.







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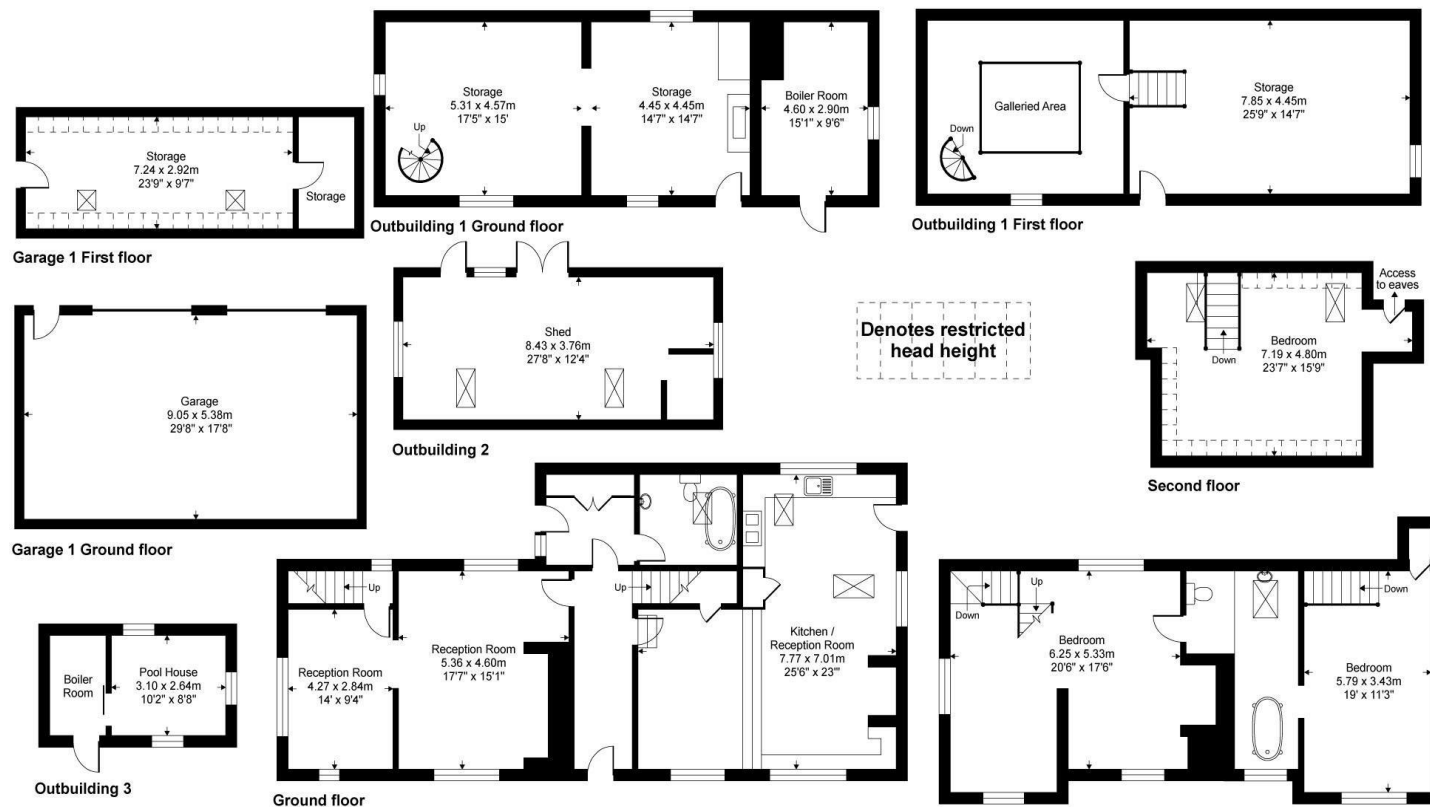
Elmstone Hole Road, ME17

Gross internal floor area (approx):

276.4 sq m / 2975 sq ft (Excludes Outbuildings, Restricted Head Height & Galleried Area / Includes Garage)

For Identification only - Not to scale

Niche Communications



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