



Elegant Grade II listed Georgian detached house of character and charm, situated in a conservation area, set within delightful established gardens in a village location.

Black Lion House, 79 The Street, Mereworth, Maidstone, Kent, ME18 5LZ

£1,195,000 Freehold





- Elegant Grade II listed Georgian house • Village location
- Stylish & versatile accommodation • Character features
- Delightful landscaped walled garden • About 0.2 of an acre
- Detached garage • Driveway

About this property

Black Lion House, 79 The Street is an elegant Grade II listed Georgian detached house, situated in the popular village of Mereworth and within a conservation area. The property provides versatile, stylish and beautifully presented accommodation arranged over three floors, ideal for entertaining and family living. There are many period features with salient points including contemporary kitchen and bathroom suites, attractive fireplaces, multipane sash windows with New England style shutters, vaulted ceilings, column radiators, picture rails and some paneling. Of particular note is the charming landscaped garden featuring a cobbled terrace and deep well stocked borders, together with off road parking and a detached garage. The property also benefits from stunning views over farmland to the front and rear.

- The principal reception rooms comprise a drawing room and sitting room both featuring fireplaces with wood burning stoves and an outlook to the front. The dining room has an outlook to the rear, and paneling to dado height.

- The impressive vaulted kitchen/breakfast room is a superb space, with a comprehensive range of bespoke wall and base units with work surfaces extending to provide a breakfast bar and incorporating a double butler sink and a separate preparation sink.

Appliances include a gas fired 4 oven Aga. There is also a useful larder cupboard. Bi-fold doors open to the rear terrace.

- A utility room has space for appliances, a separate boot room and cloakroom.

- The principal bedroom is on the ground floor with direct access to the rear terrace, with a bay window, vaulted ceiling and fitted wardrobes. An additional cupboard contains a useful sink providing a kitchenette area if required. The stylish en suite bathroom has a separate shower cubicle.

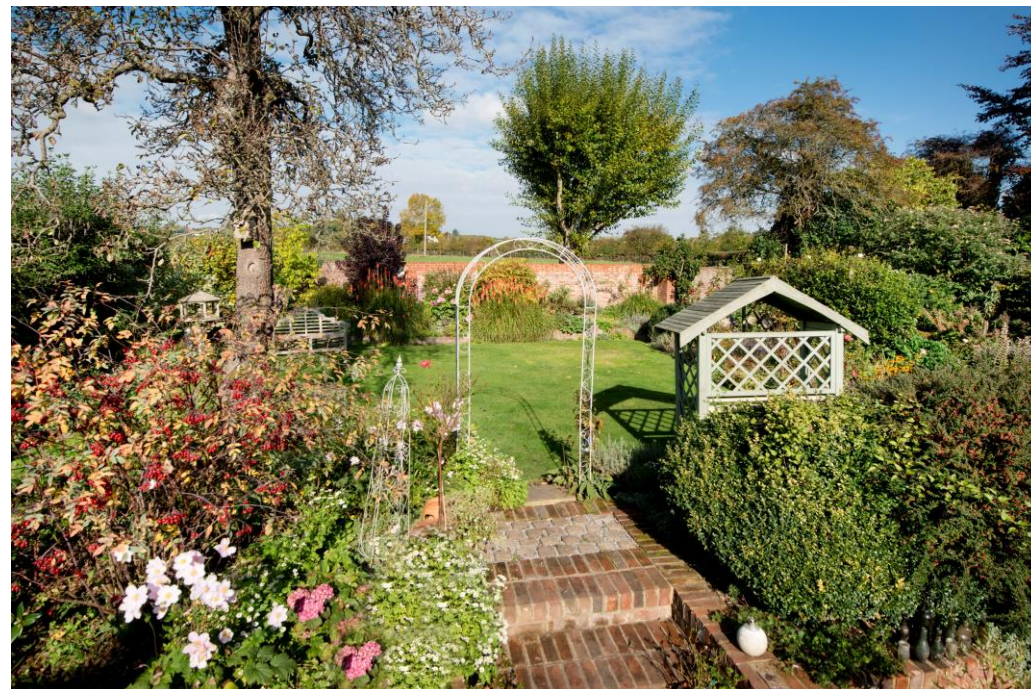
- Stairs rise from the hall to the split landing and the well-appointed family bathroom with a roll top bath and separate shower cubicle.

- There are three bedrooms on this floor, two with an outlook to the front and one has a basin and outlook to the side and rear.

- Arranged over the second floor are two further bedrooms with sloping ceilings and an outlook to the front and sides.

- To the front of the house is a granite setts parking area which leads to the detached garage, with power and light connected. To the rear of this building are two separate storage rooms.





- The attractive gardens are a real feature and provide a delightful backdrop to the house. There is a small front garden with a path leading to the front door. To the rear is a generous cobbled terrace which provides an excellent area for al fresco entertaining. Steps lead to a level area of lawn flanked by deep well stocked borders and to the perimeter is an attractive brick wall. In the garden is a log store and compost area. The storage rooms to the rear of the garage are accessed from the rear garden.
- Agent note: Photographs taken in October 2015.

Local Information

Black Lion House is located in the village of Mereworth which has a primary school, church, village hall and Mereworth Castle.

- Local Shopping: West Malling (3 miles), Kings Hill (2 miles) and Hadlow (3.6 miles) all offer good local amenities including post office, greengrocers, bakers and pharmacy; Hadlow also has a farm shop, primary school, doctors, dentists, library and agricultural college. Kings Hill provides supermarkets including Waitrose and Asda, chemist, vet, doctors and dry cleaners.
- Comprehensive Shopping: Tonbridge (7 miles), Sevenoaks (12 miles) and Bluewater (20 miles).
- Mainline Rail Services: Sevenoaks (11.8 miles) Tonbridge mainline station (7.1 miles) to London Bridge/Charing Cross/Cannon Street. West Malling station (3.6 miles) and Borough Green station (5.4 miles) to London Victoria.

Primary Schools: Mereworth (0.2 miles by footpath), Hadlow, Shipbourne and Plaxtol

• Secondary Schools: Judd Boys Grammar in Tonbridge, Tonbridge Girls Grammar in Tonbridge, Maidstone Grammar School, Invicta Grammar School, Oakwood and Maidstone Boys Grammar and Weald of Kent Girls Grammar School.

• Private Schools: The Preparatory Schools at Somerhill. . Hilden Oaks and Hilden Grange in Tonbridge. Senior schools: Sevenoaks, Tonbridge and Tunbridge Wells. Kent College, Sutton Valence.

• Leisure Facilities: David Lloyd Tennis & Fitness Club at King's Hill. Nizels Golf and Fitness centre in Hildenborough. Tonbridge School gym and pool open to the public. Poult Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor and indoor swimming pools, the Angel Leisure Centre and a range of sporting clubs to include football, baseball, swimming and sailing. Many footpaths in the surrounding area.

Local Authority: Tonbridge & Malling Borough Council. Tax Band 'G'. **Services:** All mains services connected.

Directions: From Sevenoaks, proceed in an easterly direction on the A25 through Seal village, Borough Green and St Mary's Platt. At the traffic lights at the end of this road turn right onto London Road and take the next right turn onto Seven Mile Lane. Continue along for approx. 3.1 miles then turn left onto The Street Mereworth. Continue along this road where Black Lion House will be found along on the left hand side.

Viewings: All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

Black Lion House, 79 The Street, Mereworth, Maidstone, Kent, ME18 5LZ
Gross Internal Area 2855 sq ft, 265.2 m²



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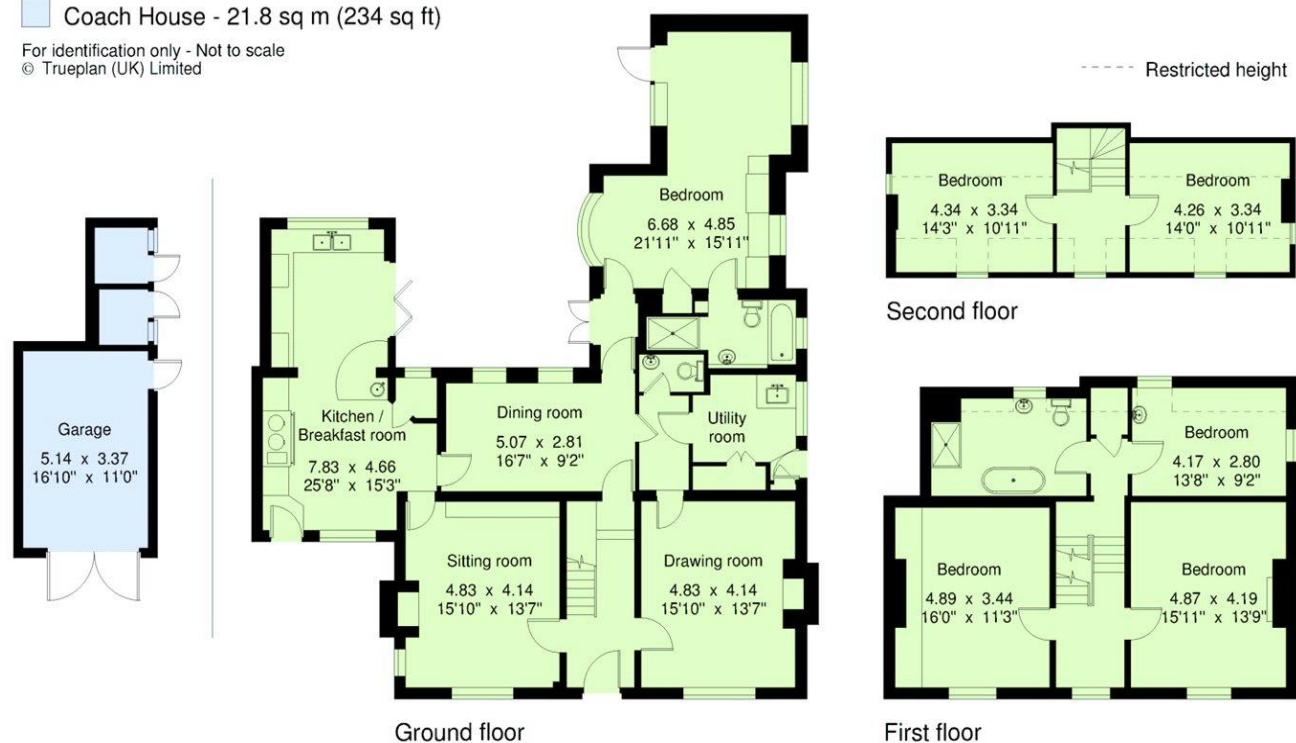
Black Lion House, 79 The Street, Mereworth

Gross internal area (approx.)

House - 265.3 sq m (2855 sq ft)

Coach House - 21.8 sq m (234 sq ft)

For identification only - Not to scale
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