

# LANGLEY KENT





SUTTON ROAD, LANGLEY, KENT ME17 3LY

## Impressive Grade II Listed Georgian Rectory

Entrance Hall \* Drawing Room \* Dining Room \* Family Room/Study  
Kitchen/Breakfast Room \* Utility Room \* Cloakroom

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Extensive Cellars

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Master Bedroom with Ensuite Bath and Shower Room \* Further Double Bedroom

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Three Double Bedrooms all Ensuite \* An Additional Double Bedroom  
A Further Bedroom \* Family Bathroom

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Landscaped Gardens with Swimming Pool \* Detached Triple Garage

**Harpers and Hurlingham**

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Sitting within stunning partially walled gardens, this impressive Grade II Listed Georgian Rectory is conveniently located within the village of Langley. Built in 1767 on the site of the original Rectory and extended in the Victorian period, the accommodation exhibits the high ceilings and generous proportions synonymous with properties of this era.

The ground floor consists of an entrance hall with a cloakroom and stairs leading to a drawing room with open fireplace, family room/study and a formal dining room. There is also a kitchen/breakfast room with Aga, pantry and utility room.

Stairs lead down to the extensive cellars with windows providing natural light and which consist of a drying/boiler room, a gym/office, store room, billiard room and coal store. On the first floor there is an expansive master bedroom with ensuite bath and shower room and a further double bedroom. The main staircase continues to the second floor where there are four double bedrooms, three with ensuite facilities and one with a walk-in wardrobe. Also on this floor are a further bedroom and a family bathroom with a second staircase leading back to the ground floor.

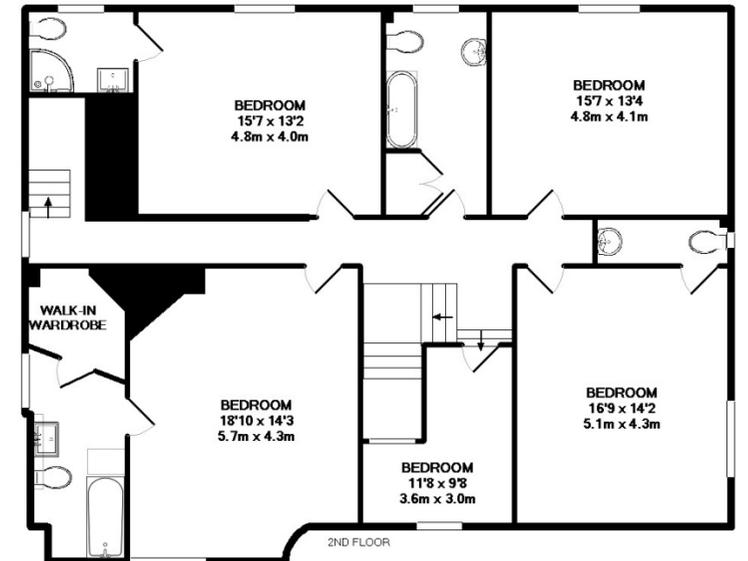
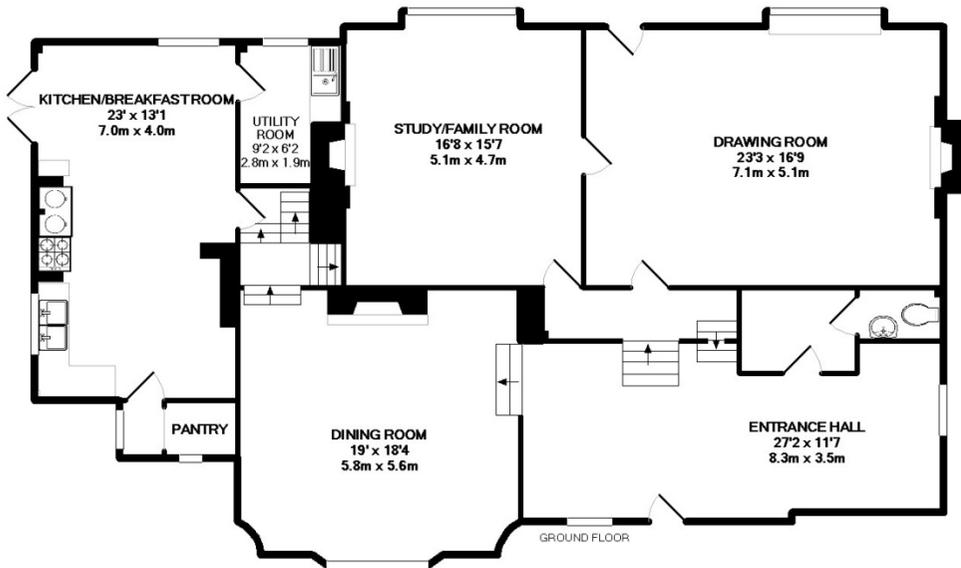
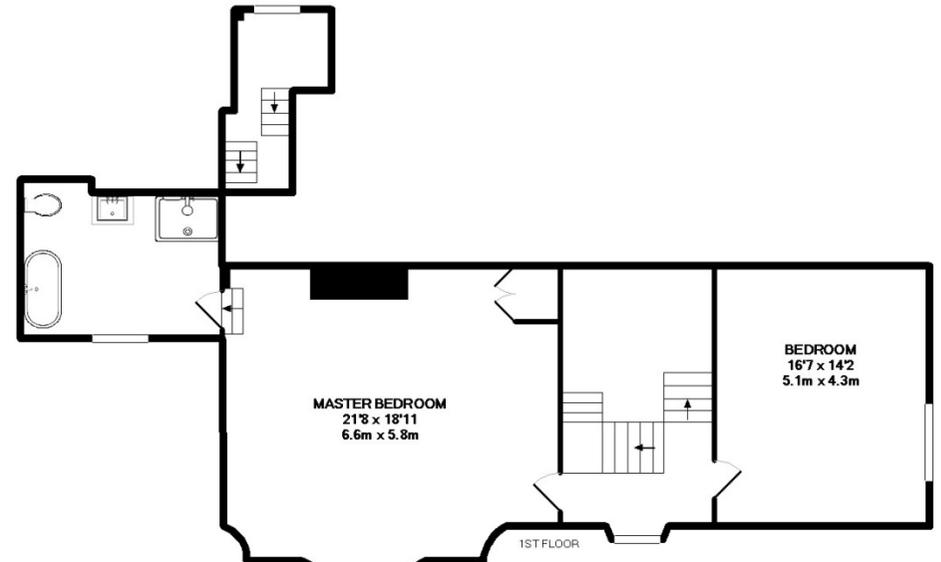
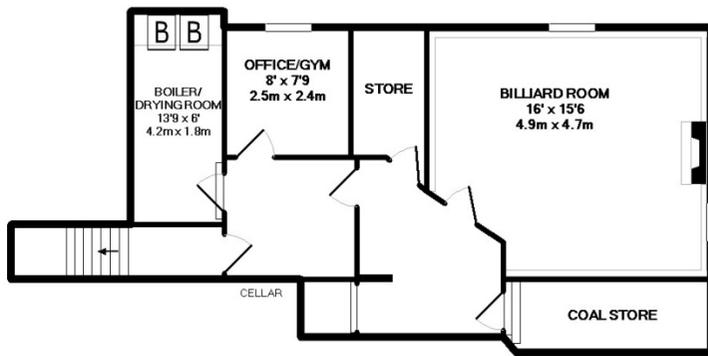
Outside electric gates open onto a gravel drive which leads to the detached triple garage with storage above. The enclosed gardens wrap around three sides of the Rectory and are partially walled. The delightful gardens are laid to lawn with extensive flower and shrub beds, a rose arbour, sculpted hedging, mature trees, stone terracing, a paved court yard and vegetable garden. Stone paths dissect the garden and within the garden there is also a swimming pool with pool house.



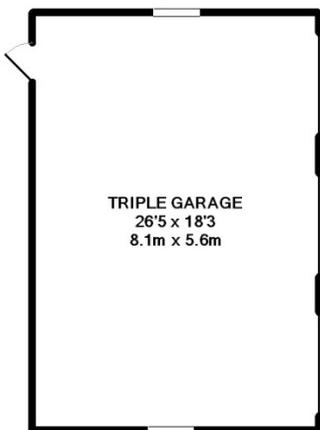
Langley village offers community and medical centres, a parish church, a public house, a golf driving range and a nursery/garden centre.

Nearby Maidstone, Headcorn and Tenterden provide comprehensive shopping facilities. There are mainline railway services available at Maidstone, Bearsted, Staplehurst and Headcorn to Victoria, London Bridge, Charing Cross and Cannon Street (65mins). Junction 8 of the M20 motorway offers road links to the south coast and the M25.

Within the local area there are a number of primary and secondary schools together with Grammar schools. There are also a number of private schools in the area in particular Sutton Valence which is a short drive. The Sunrise children's day nursery is within Langley itself with Leeds village approximately one and a half mile distance offering an infant school.



TOTAL APPROX. INTERNAL FLOOR AREA (excluding Garage) 4599.4SQ.FT. (427.3SQ.M)  
 (not to scale - for layout purposes only)  
 (please note that the fixtures and fittings are not necessarily included in the sale)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Mains electricity, gas, water and drains.  
 EPC: n/a  
 Maidstone Borough Council - Council Tax Band H  
 Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



