



'Our Focus Determines Your Reality'



Sutton Road  
Langley  
Kent  
ME17 3NN



Sitting Room \* Dining Room \* Kitchen \* Wine Cellar  
Principal Bedroom with Ensuite \* Further Double Bedroom with Ensuite

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Communal Landscaped Garden Tennis Court \* Pond  
Garage Enbloc \* Off Road Parking





## GROUND FLOOR APARTMENT IN GRADE II LISTED MANSION HOUSE

This impressive ground floor apartment is situated within a stunning Grade II Listed Elizabethan Manor House which is understood to have been extended and renovated in 1896 and later reconfigured to provide seven apartments.

With period features throughout from wood panelling to leaded light windows, the elegant accommodation consists of a double aspect sitting room with fireplace and doors to the garden, a dining room and a kitchen with pantry/wine cellar. There is also a principal bedroom with ensuite bathroom and a further double bedroom with ensuite shower room.

Set behind electric gates at the end of a sweeping driveway in communal landscaped gardens of 12 acres with a tennis court and ponds, the apartment also benefits from an enbloc garage.

The property is ideally situated for access to the major road and rail networks.



## LANGLEY

The property is situated in a semi-rural setting on the outskirts of the village of Langley, about 4 miles from Maidstone. Langley offers two public houses, a garden nursery and a primary school. There are supermarkets and local amenities a short driveway.

Maidstone provides a wide range of shopping, educational and social facilities, as well as two mainline railway stations.

Headcorn and Bearsted are also a short drive both offering excellent village amenities together with mainline stations.

## SCHOOLS AND CONNECTIONS

Sutton Valence, the renowned independent school is within about 10 minutes' drive and there are a number of excellent schools for children of all ages available locally.

There are mainline stations at Maidstone, Headcorn and Bearsted for trains into London. The M20 Motorway is a short drive providing links to the main road networks and the coast.





Approximate Area = 166.1 sq m / 1788 sq ft  
Including Limited Use Area (5.9 sq m / 63 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 298900



## SERVICES

All mains utilities connected. Gas fired central heating.

EPC Rating: n/a

Maidstone Borough Council - Council Tax Band F

20% Share of Freehold, 160 years left on lease (this will be increased to 960 years in line with other freeholders). Rumwood Court Management Co. Ltd. Annual ground rent - peppercorn. Service charge £352 per month to cover maintenance of the manor house and grounds, includes building insurance. Pets are allowed at the discretion of the management company.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



3 RUMWOOD COURT, ME17 3NN

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