



'Our Focus Determines Your Reality'



Church Hill
Boughton Monchelsea
Kent
ME17 4BU



Entrance Hall * Drawing Room * Family Room * Reception Room
Orangery/Dining Room * Study * Kitchen/Breakfast Room * Boot Room
Cloakroom * Cellar

Principal Bedroom Ensuite
Five Further Double Bedrooms, One Ensuite * Family Bathroom
Laundry Room * Storeroom

Stunning Grounds approx. 2.3 Acres * Boiler Room * Storage
Double Garage and Carport with Games Room Above
Swimming Pool * Tennis Court

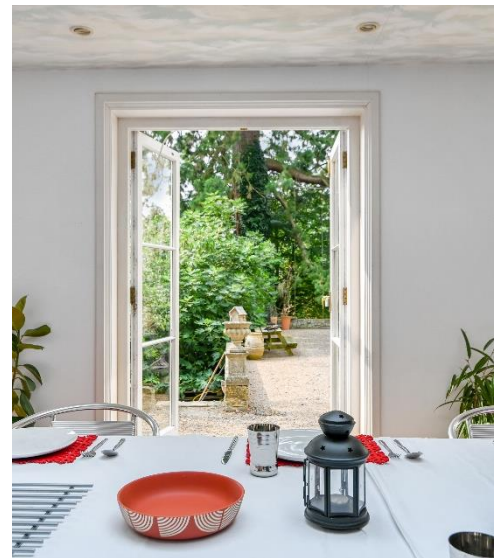


STUNNING GRADE II LISTED WEALDEN HALL HOUSE

Sitting in approximately 2.3 acres of stunning grounds, this striking 19th century unlisted Victorian, Vicarage with ragstone facade occupies a rural country lane location on the Greensands Way on the outskirts of Boughton Monchelsea. Offering just over 5,000 sq.ft. of versatile accommodation over three floors, and a cellar, the Vicarage enjoys views over its own gardens and far beyond across the Weald of Kent.

The current configuration consists of a stylish entrance hall, drawing room with bay window and fireplace with log burning stove, a double aspect family room with a further bay window and fireplace with a log burning stove, a study with fireplace and built-in storage, a reception room known as the bell room from its time as the butlers room, still displaying the bells and with a fireplace; also, on the ground floor, there is a kitchen/breakfast room with doors to a rear hallway which in turn opens into the Orangery which is currently used as a formal dining room with triple double doors opening to an elevated terrace, and a roof lantern which together fill the room with light, the Orangery is a 20th century addition. There are also a boot room and cloakroom, and a staircase leading down to the cellar.

On the first floor the principal bedroom with double aspect ensuite Jack 'n' Jill bathroom, enjoys the far-reaching views, there are a further three double bedrooms, one with an ensuite





shower, a family bathroom, a laundry room and a storeroom. A staircase leads to the second floor where there are a further three double bedrooms, one of which arguably enjoys the best view in the house.

Outside, attached to the Orangery, there is a boiler room, wood store and garden store.

The Vicarage enjoys a formal lawned garden with elevated terrace and wisteria covered pergola, a Sequoia redwood tree known affectionately as The Duke, believed to be one of the first propagated in England, and winding paths leading to the organic vegetable garden with its two greenhouses. Also within the grounds are a heated swimming pool with entertainment area and a hardcourt tennis court.

Electric wrought iron gates in the ragstone wall bordering the Vicarage open onto an in and out driveway, whilst a further sweeping drive leads from Peens Lane to an area of off-road parking and the double garage with attached carport and games room above, which could, subject to the necessary permissions, be used to create additional accommodation.



BOUGHTON MONCHELSEA

The village of Boughton Monchelsea provides a primary school as well as a post office, public house, village hall, village green, recreation ground and arts centre.

For more extensive facilities the County Town of Maidstone is a short drive offering comprehensive high street shopping.

SCHOOLS AND CONNECTIONS

As well as the Boughton Monchelsea primary school, there are also a selection of good schools for children of all ages including Maidstone Grammar School for Girls and Mid Kent College.

The M20 provides good road links to London and the Coast. With three train stations in Maidstone providing links to London.







Old Vicarage

Approximate Gross Internal Area = 481.9 sq m / 5188 sq ft
 Approximate Garages Internal Area = 84.8 sq m / 913 sq ft
 Approximate Outbuilding Internal Area = 42.5 sq m / 458 sq ft
 Approximate Total Internal Area = 609.2 sq m / 6559 sq ft
 (excludes carport & shed / wood shed)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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SERVICES

Mains electricity and water. Oil fired central heating.

Maidstone Borough Council - Council Tax Band H

EPC Rating: F

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



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