



Lees Lodge
Lees Road | Yalding | Maidstone | Kent | ME18 6HB

FINE & COUNTRY

Seller Insight

“ This substantial six bedroom Victorian detached family home is set in mature grounds of just over one and a half acres on the edge of the village of Yalding, which include a traditional high walled fruit and vegetable garden, a small vineyard, a tennis court, a detached three-bay garage and a further outbuilding.

“We moved here from the north side of London about five years ago,” remembers Colin. “My wife originated from Kent and wanted to come back. We’d always lived in older properties so Victorian Lees Lodge with its many original features was immediately appealing. It was also located within walking distance of Yalding station, which is between Maidstone and Tonbridge on the Medway Valley Line; to connect with services for London you can either drive to or change at Paddock Wood station. Yalding itself has a post office with a village shop selling local produce, a late night corner shop, a primary school, a village hall and a library, as well as pubs and an Indian restaurant. There’s also a farmers’ market on the third Saturday in the month, while the nearest supermarket is the Waitrose at Paddock Wood.”

“Some improvements were needed,” continues Colin. “A major exercise was to move the kitchen from the front, where the office is now, to the back of the house. The kitchen leads out onto a new sandstone terrace, which stretches the whole width of the house, about a hundred feet or so. There are new doors to the front and the rear, which were bespoke, made by a local carpenter in the Victorian style but double glazed; the double glazing in the conservatory was also replaced. The house still has all its original fireplaces but there are now large log burners in the two main ones. Externally, the driveway has recently been refurbished.”

“A particular feature of the garden is the walled vegetable garden, which has been in continuous cultivation since Victorian times – there’s a plan of the garden that dates from when the house was built in 1872,” adds Colin. “There’s a large fruit cage in the middle, while on the walls there are fruit trees, including apricot, nectarine and fig. There’s also an asparagus bed. About three years ago, in another part of the garden, 60 vines were planted, which should produce their first crop this year. Another recent addition was the installation of a borehole with an electric pump for watering. The garden has been included in Yalding’s open gardens day, which has raised money for the scouts and guides – a marquee was erected on the lawn for that occasion.”

“Lees Lodge is in a very peaceful position away from the road and I will miss the space and ambience of the house and garden, but now it’s time to downsize,” concludes Colin.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Lees Lodge

This desirable late Victorian detached property sits proudly in an elevated position that affords views across the Lees towards the River Medway. Currently the property boasts six double bedrooms and three generous reception rooms and an impressive kitchen/breakfast room. This home exudes character and charm throughout with period style fireplaces and elegant high ceilings with ornate corning in the reception areas and principal bedrooms.

Externally the plot does not fail to impress. The walled vegetable garden is as pretty as it is convenient, whilst the outbuildings that currently offer enormous storage have the intriguing possibility of being converted into further accommodation. The gardens are a delight and offer far reaching views towards and beyond this homes own tennis court .

ENTRANCE

Glazed entrance door opening into:

ENTRANCE PORCH

Fitted carpet. Glazed inner door opening into:

HALLWAY

Corniced ceiling. Radiator. Polished floorboards. Large built in closet.

GROUND FLOOR W.C.

Window to rear. Pedestal wash hand basin. Low level W.C. Radiator. Storage cupboard. Fitted carpet.

RECEPTION ROOM

Sash window to front and sash bay window to side. Corniced ceiling. Wood burner set within fireplace opening with marble surround. Radiators. Fitted carpet.

RECEPTION ROOM

Sash window to side and sash bay window to rear. Corniced ceiling. Radiators. Wood burner set within fireplace opening with marble surround. Oak flooring.

RECEPTION THREE

Sash windows to front. Corniced ceiling. Fireplace opening with marble surround. Two storage closets. Exposed floorboards.

KITCHEN/BREAKFAST ROOM

Glazed door and windows to rear. A central island with double ceramic sink unit with mixer taps, stone work surfaces, built in dishwasher; hidden recycling bins, book case and storage cupboards. Aga range cooker with adjacent gas hob. Further range of cupboard and drawer base units with stone work surfaces and under counter fridge. Range of eye level wall cabinets. Built in electric ovens. Radiators. Vinyl flooring.

UTILITY/LAUNDRY ROOM

Sash windows to side. Door to garden. Stainless steel sink unit with mixer taps inset into roll fronted work surface. Range of cupboard and drawer base units. Plumbing for washing machine and tumble dryer. Space for large fridge freezer and chest freezer. Large walk in larder.

CONSERVATORY

Double glazed windows with double glazed twin doors to front and side. Quarry tile flooring.

STAIRCASE TO FIRST FLOOR

Fitted carpet. Hand rail and balustrade. Sash window to rear.

LANDING

Corniced ceiling. Radiators. Fitted carpet. Access to loft space.

BEDROOM

Sash window to front. Corniced ceiling. Fireplace with surround. Radiator. Range of fitted wardrobes. Fitted carpet.

EN SUITE

Sash window to side. Recently refitted suite comprising of a large walk in shower enclosure, low level W.C. and twin wash hand basins. Radiator. Storage cupboards housing water cylinder and gas fired boiler.

BEDROOM

Sash windows to front. Corniced ceiling. Fireplace with surround. Wash hand basin set over vanity unit. Fitted carpet.







Step outside

Lees Lodge

BEDROOM

Sash windows to side. Open fireplace with marble surround. Radiator. Corniced ceiling. Wash hand basin set over vanity unit. Fitted carpet.

BEDROOM

Sash windows to side and rear. Fireplace with marble surround. Wash hand basin with vanity cupboard below. Fitted carpet.

BEDROOM

Sash window to rear. Radiator. Fitted carpet.

BEDROOM

Sash window to side. Radiator. Fitted carpet.

SHOWER ROOM

Sash window to side. Low level close coupled W.C. Wash hand basin set over vanity unit. Tiled shower enclosure. Radiator/towel rail. Fitted carpet.

FAMILY BATHROOM

Sash window to rear. Corniced ceiling. Free standing slipper bath. Tiled shower enclosure. Low level close coupled W.C. Pedestal wash hand basin. Feature fireplace. Radiator. Exposed floorboards.

DETACHED COACH HOUSE

A detached building (formerly used for horses, tack and feed) currently configured with three garage bays with room over.

FURTHER OUTBUILDING

Providing additional storage and covered log store.

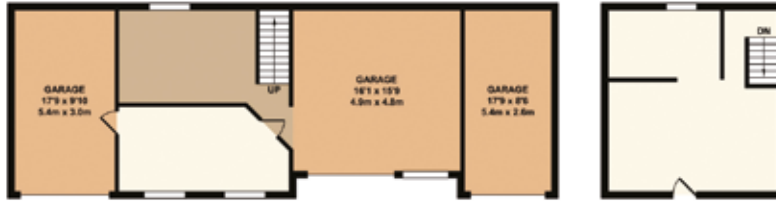
GROUND AND GARDENS

The property sits in an overall plot of approximately 1.6 acres. Currently the grounds are configured with a circular driveway to the front and to the side a large high walled vegetable garden with greenhouse, bore hole supplying its own water; extensive selection of fruit trees and a large fruit cage. The remaining areas to the side and rear are primarily laid to lawns with heavily planted flower and shrub borders. These areas are best viewed from the full width terrace that leads directly from the rear of the property.

TENNIS COURT

A full size tarmacadam dressed tennis court is located beyond the main rear garden.





OUTBUILDING GROUND FLOOR
APPROX. FLOOR AREA
757 SQ.FT.
(70.3 SQ.M.)

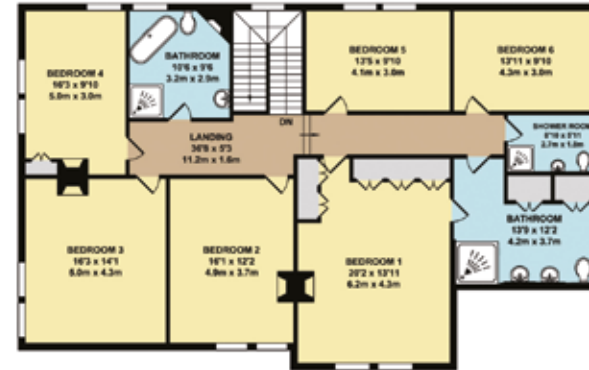
OUTBUILDING 1ST FLOOR
APPROX. FLOOR AREA
241 SQ.FT.
(22.4 SQ.M.)



OUTBUILDING SHED
APPROX. FLOOR AREA
273 SQ.FT.
(25.4 SQ.M.)



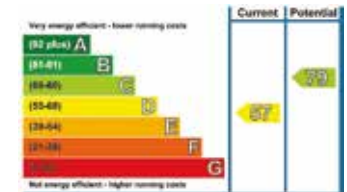
GROUND FLOOR
APPROX. FLOOR AREA
2029 SQ.FT.
(188.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR AREA
1733 SQ.FT.
(161.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 5033 SQ.FT. (467.6 SQ.M.)

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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Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2016 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent, ME14 1BS. Printed

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