



Ibbett Mosely

Flat 24, Preston Hall Culpeper Road,
Aylesford, ME20 7FJ



A TRULY EXCEPTIONAL 2 BEDROOM APARTMENT LOCATED IN THE ORIGINAL BUILDING OF PRESTON HALL DEVELOPMENT. FINISHED TO A HIGH STANDARD BY THE CURRENT OWNERS, THIS APARTMENT IS UNIQUE AND LUXURIOUS HOME WITH A PRIVATE ROOF TERRACE. THE PROPERTY HAS THE ADDED BENEFIT OF 2 ALLOCATED PARKING SPACES.

Guide PRICE £550,000 TO £600,000

- Historic Converted Jacobean Manor House
- Stunning Roof Terrace for Entertaining with Views
- Two Double Bedrooms - Master with Ensuite
- Share of Freehold
- Luxury Fitment Throughout
- Grand Communal Spaces & Grounds
- Two Allocated Private Parking Spaces
- Feature Turret Staircase & Dungeon Store
- High Ceilings, Panelled Walls
- Modern Refitted Kitchen & Bathrooms

History of Preston Hall

The estate dates to at least 1102. Between around 1300 and 1734 the estate was owned by the Culpeper baronets. Jeffrey Culpeper was High Sheriff of Kent twice, once between 1364–66 and again in 1374 and the family remained influential in Kent throughout their time at the hall. The Baronetcy of Culpeper of Preston Hall was created on 17 May 1627 for William Culpeper. He served as High Sheriff of Kent in 1637 and his grandson, Sir Thomas Culpeper, 3rd Baronet served as High Sheriff in 1704 and was Member of Parliament for Maidstone between 1705 and 1713 and again between 1715 and 1723. On his death in 1723 the estates passed to Alicia Culpeper, Thomas' sister, and, through her, to her husband's family, the Milners.

Thomas Culpeper was thought to of had a dalliance with Catherine Howard when she was Queen at Preston Hall and meetings in the very staircase that forms

part of this apartment. This led to Henry VIII stripping of her title as queen in November 1541 and beheaded three months later on the grounds of treason for committing adultery with her distant cousin, Thomas Culpeper was also beheaded at the Tower of London.

During World War I the hall was used as a hospital and convalescent home for servicemen wounded in the war.

Entrance

Front door to entrance hall, storage cupboard with shelving, antique glass mirror, granite floor tiles, school style radiator, open to kitchen and inner hallway.

Kitchen

Range of wall and floor units with contrasting composite stone worktops, induction, stainless steel splashback and modern extractor fan, wall mounted oven and microwave, integrated fridge freezer, pan drawers, cupboard housing boiler, solid wood breakfast bar, encaustic style





tiling, wood floor, inset ceiling spotlights, school style radiator, open to sitting room / dining room. Window to front.

Living / Dining Room

Bay window to front, coved ceiling, panelled walls, two school style radiators, window to side, wood floor, open to inner hall, door to study area.

Stone Stairwell

Stone stairwell currently used to store wine, window to side.

Inner Hallway

Airing cupboard housing hot water tank, wood floor.

Master Bedroom

Built in cupboards and shelving, part panelled walls, mirrored sliderobes, wood style floor, school style radiators, window and door to side (with colonial shutters) opening onto roof terrace.

Ensuite to Master Bedroom

Large walk in shower, WC, wall mounted sink unit, shaver socket, inset ceiling spotlights, extractor fan, wall mounted mirror, chrome ladder style radiator, porcelain tiled floor and walls.

Bedroom Two

Wood style floor, school style radiator, window and door to side (with colonial shutters) opening onto roof terrace.

Roof Terrace

Composite Decked roof terrace with stone balustrade and far reaching views.





Bathroom

Tiled double ended panelled bath with central mixer tap and shower attachment, wall mounted sink unit, WC, chrome ladder style radiator, wall mounted mirror, shaving socket, inset ceiling spotlights, extractor fan, part tiled walls and porcelain tiled floor.

Dungeon Store

Basement area with storage in the old dungeons.

Parking

The property has the use of two allocated parking spaces to the front of the building in the main parking area.

Location

Preston Hall is located just a short distance to restaurants and wine bars of West Malling, or the beautiful green at Bearsted, which are both within 10/15 minutes away. The property lies just 20 minutes from Bluewater shopping centre, 10 minutes from Maidstone, and 5 minutes from the motorway (M20/ M2). There are two train stations within walking distance and a bus stop outside on the main road of Preston Hall. "Sainsbury, Marks and Spencer food hall, Costa, Homebase, and Halfords are all within walking distance but far enough away not to be seen or heard.





Approx. Internal Floor Area 1101 sq. ft / 102.3 sq. m
(Excludes Storage)

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 or tenant. 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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Borough Green 01732 882266

EPC Rating-

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