



Approximate Area = 3886 sq ft / 361 sq m  
 Garage = 178 sq ft / 16.5 sq m  
 Outbuilding = 225 sq ft / 20.9 sq m  
 Total = 4289 sq ft / 398.4 sq m

St. Michaels Road, Maidstone, ME16



11 St. Michaels Road, Maidstone, ME16 8BS

Guide Price £985,000  
 EPC RATING: B





Roslin Villa is a substantial Victorian villa built in 1880 by a wealthy family who owned a printing business in Maidstone town centre.

It was originally number 9, St Michaels Road, but because Victorian land plots were more generous than today, some of the plot was sold and Grangepark was built next door. Hence, number 9 became number 11.

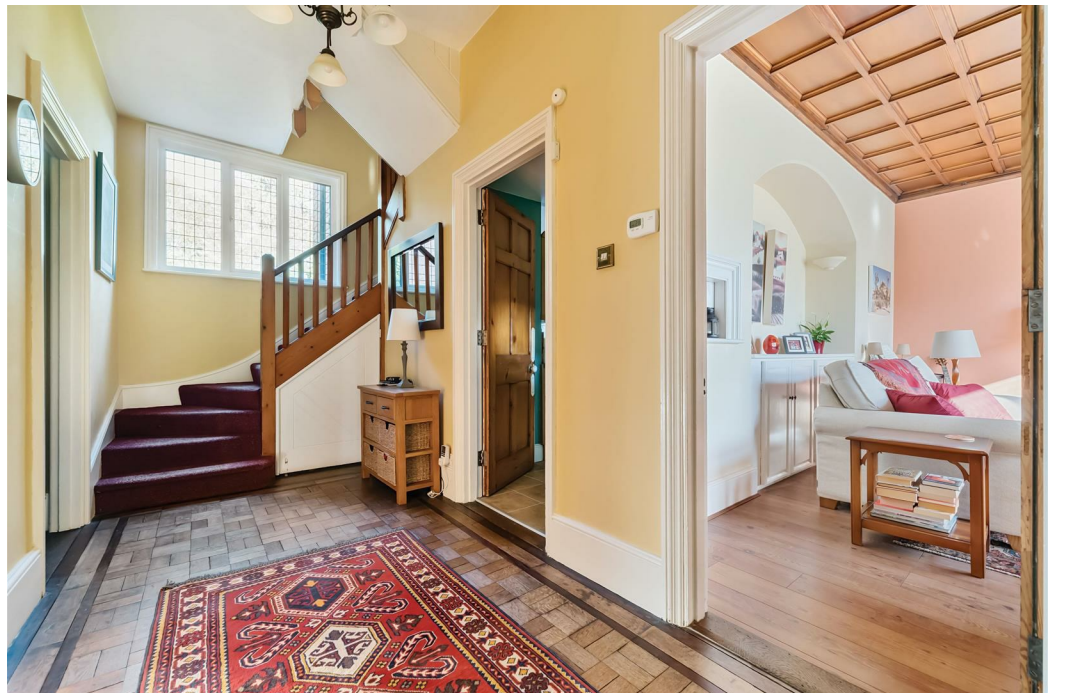
It is believed that the top floor was the servants' quarters because the original pine doors are thinner and smaller than other doors in the house and there was a wire operated bell system that connected these rooms with the main rooms in the house. The locks on these doors are original - so that makes the keys over 140 years old.

One of the main duties for the servants was coal fire stoking, as there was no other means of heating the large house. There were 10 open fires originally and today 5 of them still remain. Two are operational—one as an open fire and one gas-operated—while the others are decorative.

The main lounge today was once a music room and still has the original mahogany panelled ceiling. Above the ceiling was 6 inches of sawdust which was needed to improve the sound insulation around the house.

### MATERIAL INFORMATION

**Freehold**  
**Council Tax Band G**  
**EPC Report B**



- GUIDE PRICE £985,000 • Substantial Detached Victorian Villa • Six Bedrooms and three reception rooms • Wealth of period Character and Charm • Situated in a premiere residential street • Garage and off street parking for several vehicles • Stunning rear garden approx. 114' • Ensuites to all bedrooms • Triple chamber cellar

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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