



Church Road, Hucking, Maidstone, Kent, ME17 1QT

Price £1,150,000



**** OPEN DAY 28TH JUNE 2025 - strictly by appointment only **** A remarkable example of a 16th-century timber-framed Grade II Listed Wealden Hall House, situated on a generous plot of nearly half an acre and bordered by 700 acres of protected Woodland Trust land. The façade features a brick lower level with a cream and brown jettied first floor, and a Kent peg-tiled roof, with a fabulous historic oak front door.

A sweeping driveway leads to a generous gated parking area and a garage. Step inside the entrance porch and take in the exquisite historical details and original beamed ceilings throughout. The grand sitting room features an inglenook fireplace with a log burner, a central beam, and herringbone parquet flooring extending across much of the ground floor. The property includes a family room with charming old beams and a utility/cloakroom leading to the gardens. The country-style kitchen/dining room has been beautifully updated with an Aga cooker and Shaker-style cabinets. There's also a cellar for wine storage.

Upstairs, the landing leads to four double bedrooms and one single, all with stunning exposed beams, plus two family bathrooms, including one with a stunning diagonal oak brace. The second floor contains a further double room with a vaulted ceiling, eaves storage, and an en-suite bathroom featuring a roll-top bath.

Outside, a separate pitched roof brick building with power supply is perfect for an office or studio. The large rear lawn is surrounded by established trees, with a path to the lane, a bbq house, a greenhouse, and various fruit trees. Tenure: Freehold. EPC Exempt. Council Tax Band: G.



LOCATION

ACCOMMODATION

Cellar

Ground Floor:

Entrance Porch

Kitchen/Breakfast Room

Sitting Room

Inner Hall

Utility Room

Family Room

First Floor:

Landing

Principal Bedroom

Bedroom

Bedroom

Bedroom

Bedroom

Bathroom

Shower Room

Second Floor:

Bedroom

Bathroom

EXTERNALLY

Driveway

Garage

Workshop/Gym

BBQ House

Greenhouse/Storage

Gardens

VIEWING

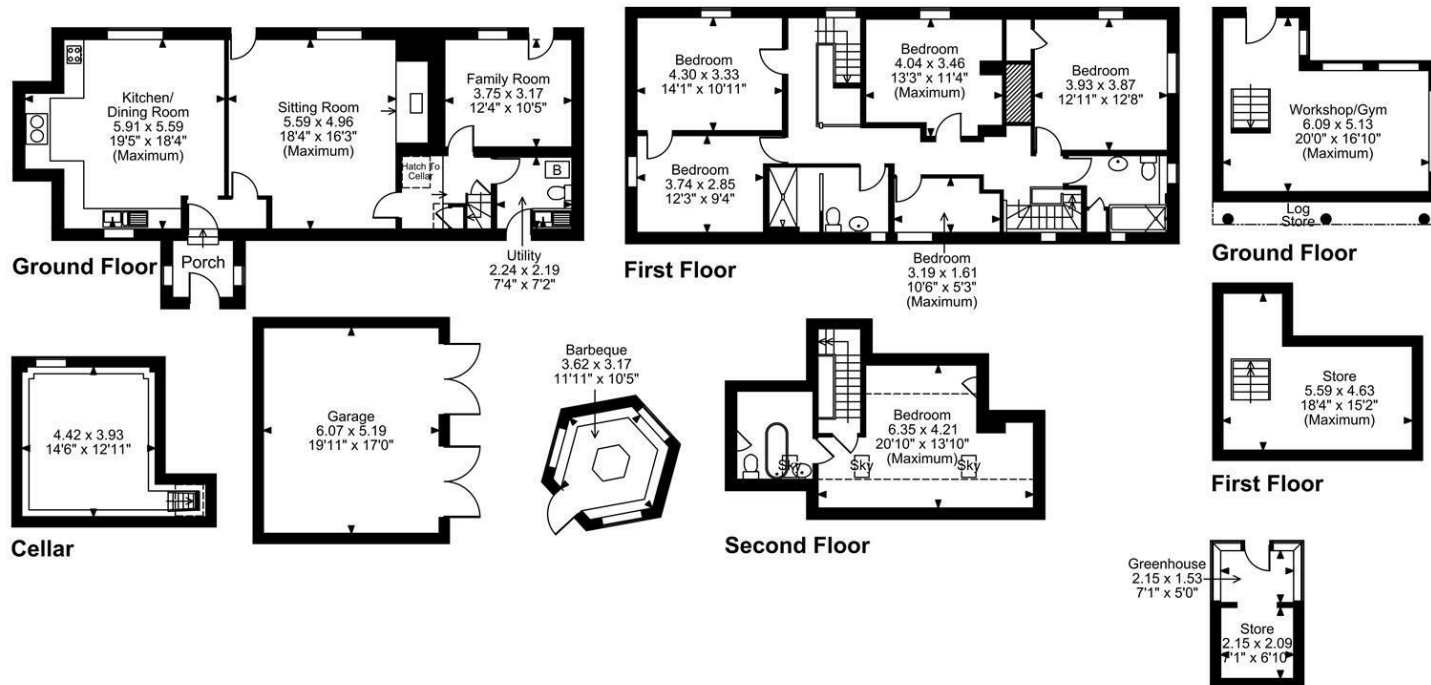
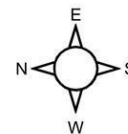
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

DIRECTIONS

From the Bearsted office on the Ashford Rd, head east on Ashford Rd/A20, turn left onto Roundwell, turn right onto Water Ln, Continue onto Coldblow Ln, Coldblow Ln turns left and becomes Rumstead Ln, in 0.3 mi take

a sharp right to stay on Rumstead Ln, Turn left onto Church Rd, Destination will be on the right.

Hucking Court, Church Road, Hucking, Maidstone
Approximate Gross Internal Area
Main House = 2420 Sq Ft/225 Sq M
Garage = 339 Sq Ft/32 Sq M
Outbuilding = 649 Sq Ft/60 Sq M
Total = 3408 Sq Ft/317 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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