



Old Mill Road, Hollingbourne, Maidstone, , ME17 1XD

Guide Price £2,500,000



This exceptional five-bedroom Oast house, which includes a separate annexe and was once part of Lady Baillie's prestigious estate, is set in a stunning location overlooking a magnificent five-acre private lake, for which the owners hold a lease for personal use. Nestled within a beautifully secluded 1.85-acre plot, the property is conveniently situated within easy reach of Bearsted village and offers easy access to local transport links and amenities.

Tenure: Freehold. EPC Rating: E. Council Tax Band: G.



SUMMARY

Approaching the property, you are welcomed by electric entrance gates that lead to a split driveway, providing access to both the main house and the double garage with annexe above. Enter through the impressive solid wood front door into an inviting entrance hall that leads to four generous reception rooms. These include a remarkable sitting room and games room situated in three of the four roundels, featuring an enchanting fireplace with a log burner, as well as a drawing room and a formal dining room in the fourth roundel, boasting exceptional ceiling height and French doors that open to the rear garden. The ground floor is completed by a luxurious kitchen/breakfast room equipped with NEFF appliances, an adjoining utility room, and a stunning Orston solid oak orangery designed by architect John Beer, featuring underfloor heating - an ideal space for entertaining family and friends.

On the first floor, the landing serves the principal bedroom with a spacious en suite bathroom, two further well-proportioned double bedrooms situated in the roundels, and a fourth double bedroom with built-in storage. This level also features two separate bathrooms and an additional staircase leading to the ground floor.

The second floor offers the final roundel, which houses a magnificent fifth bedroom with views across the lake and the beautifully landscaped gardens.

The annexe comprises a comfortable living room, a kitchen/dining room, a shower room, and two bedrooms, as well as three storage areas and a double garage, rounding out the outbuilding.

The remarkable, sprawling grounds benefit from mature trees, including an array of fruit trees, along with a heated swimming pool, a charming summer house, and an expansive vegetable and fruit garden. A pathway leads down to the idyllic private five-acre lake, which attracts a rich variety of wildlife.

This truly unique property is one that rarely comes to market, with the current owners having cherished it for over 40 years.

MAIN HOUSE ACCOMMODATION

- Ground Floor:
- Entrance Hall

- Cloakroom
- Family Room
- Games Room
- Dining Room
- Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Orangery
- First Floor:
- Landing
- Principal Bedroom
- En-suite Bathroom
- Bedroom
- Bedroom
- Bedroom
- Second Floor:
- Bedroom
- Bathroom
- Bathroom
- ANNEXE ACCOMMODATION
- Ground Floor:
- Entrance Hall
- Bedroom
- Store
- Store
- First Floor:
- Bedroom
- Shower Room
- Kitchen/Diner

- Living Room
- EXTERNALLY
- Split Driveway
- Double Garage
- Storage Room
- Gardens
- Swimming Pool
- Summerhouse
- 5-acre Lake

VIEWING

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

Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         | 59        |
| (39-54) E                                   | 42      |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

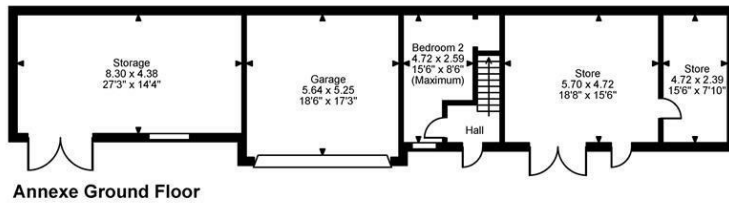
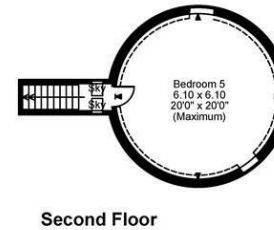
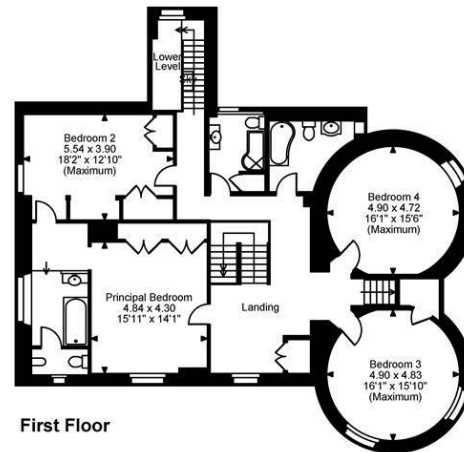
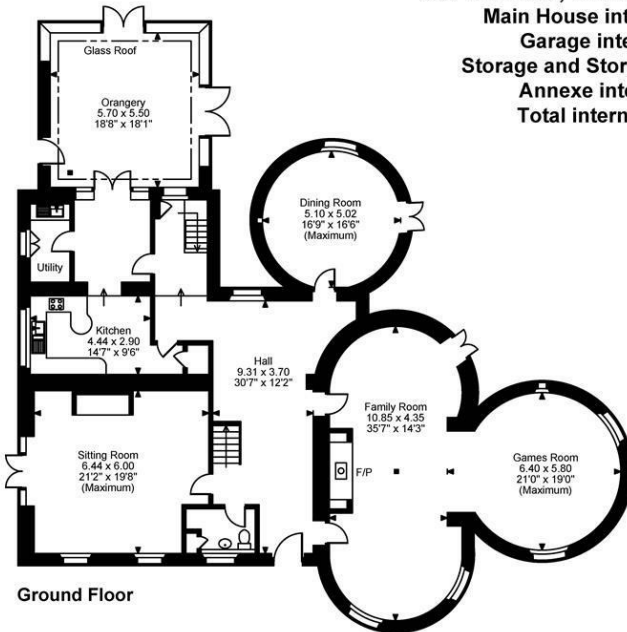
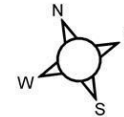
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Old Mill Oast, Old Mill Road, Hollingbourne, Maidstone  
 Main House internal area 4,746 sq ft (441 sq m)  
 Garage internal area 319 sq ft (30 sq m)  
 Storage and Stores internal area 810 sq ft (75 sq m)  
 Annexe internal area 808 sq ft (75 sq m)  
 Total internal area 6,683 sq ft (621 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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