



# Cheveney

Vicarage Road, Yalding, Kent, ME18 6DY





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**Guide Price £5,500,000**

Ground Floor: Reception hall, sitting room, dining room, drawing room, family room, study, kitchen/breakfast room, pantry, utility room, playroom, WC, boiler room, 3 bedroom family/staff accommodation with shower room, 2 cellars housing a boiler room and store room.

First & Second Floors: 8 bedroom suites to the first floor, attic room to second floor.

1 Cheveney Cottages: Entrance hall, sitting room, kitchen, wc, principal bedroom with en suite, 2 further bedrooms, family bathroom.

2 Cheveney Cottages: Entrance hall, kitchen, sitting room, 3 bedrooms, 2 family bathrooms.

Outbuildings: Log stores, 4 stables, open bay garaging with closed garage attached, buildings with garaging, stores and glass houses, pool house with reception rooms, hot tub, sauna, changing rooms, kitchen, WCs, stores, pool plant room and stabling.

Gardens & Grounds: Swimming pool (under renovation), tennis court, formal gardens, parkland, 2 lakes.

In all about 24 acres.





# Accommodation

In an elevated rural position, surrounded by formal gardens and parkland, a significant Grade II listed country house recently restored, together with a pair of useful cottages, a substantial courtyard of buildings, all approached over a long private drive.

Cheveney was built in the latter part of the 17th Century, originally of oak framed construction under a plain tiled roof. The property was extended in the 19th Century and restored in the early part of the 20th Century. Over the course of the last twelve months, the current owner has undertaken a comprehensive modernisation project, resulting in Cheveney now providing magnificent family accommodation set in an idyllic rural position, yet in easy access to all road and rail services. With almost 11,000 sq ft of accommodation in the main house alone, there are five elegant reception rooms accessed primarily from the great hall and eight bedroom suites above. There is also a three bedroomed ground floor apartment either for staff or family with mobility issues.

The two cottages have also been recently modernised and offer up to three bedrooms each.





# Outbuildings

A large internal courtyard comprising several garages, carport, generator/boiler room, stables and store rooms are another feature. Adjacent to it is a substantial glasshouse, small orchard and tennis court.



## Gardens & Grounds

The gardens are a particular feature of the property being a combination of formal beds with two lakes and parkland, all protecting the southern aspect of the house. Beyond on all sides is useful parkland providing both protection and is ideal either for those with equestrian or agricultural needs.

In all about 24 acres.











# Location

Cheveney is set on the edge of Yalding village with its village shop, post office, pubs, pre-school, primary school and doctor's surgery.

Comprehensive Shopping: Maidstone (5.9 miles), West Malling (7.8 miles), Tonbridge (9.3 miles). Tunbridge Wells (11 miles).

Mainline Rail Services: Paddock Wood (5.3 miles) to London Bridge/Cannon Street/Charing Cross.

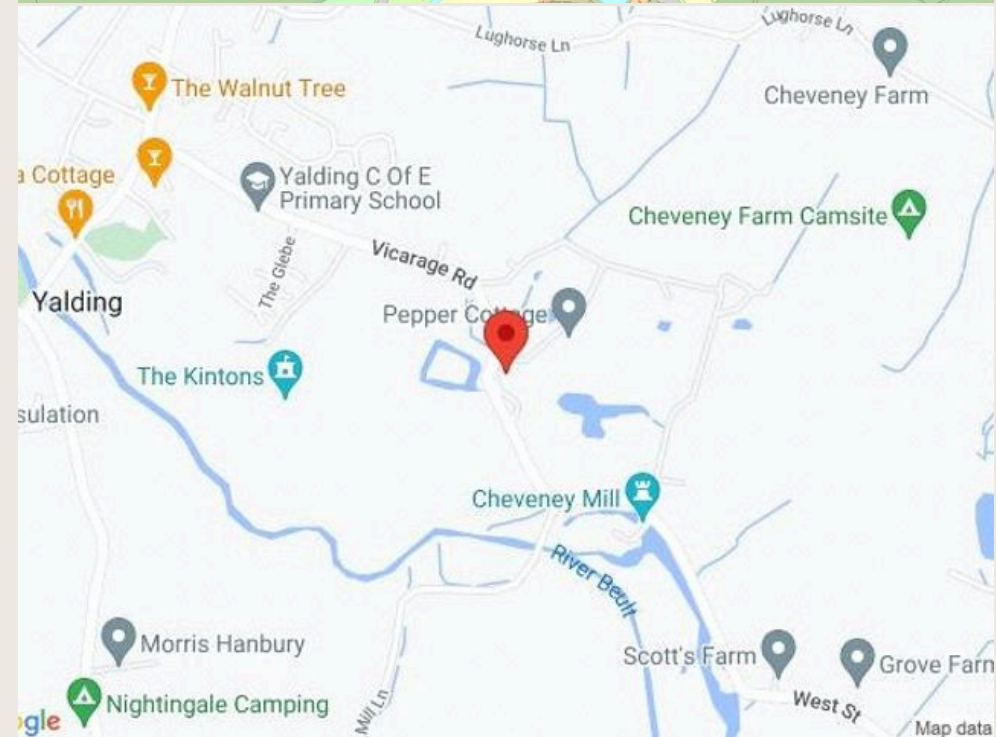
Primary Schools: Yalding, Laddingford and Collier Street.

Grammar Schools: Maidstone - Maidstone Grammar School, Maidstone Grammar School for Girls, Invicta Grammar School, Oakwood Park Grammar School. Tonbridge - Tonbridge Grammar School, Weald of Kent Grammar School, The Judd School. Tunbridge Wells - Tunbridge Wells Grammar School for Boys, Tunbridge Wells Girls' Grammar School, The Skinners' School. State Schools: Maidstone, Tonbridge and Paddock Wood. [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education).

Private Schools: The Preparatory Schools at Somerhill. Hilden Grange in Tonbridge. Sutton Valence. Tonbridge and Sevenoaks. St Helen's Montessori in East Farleigh. Benenden and Dulwich Prep, Cranbrook.

Leisure Facilities: David Lloyd Health Club at Kings Hill. Leisure centres in Tonbridge, Tunbridge Wells and Maidstone. Poult Wood Golf Course in Hadlow, Kings Hill Golf Club and West Malling Golf Club.

Motorway Links: The M20 and M26 at Wrotham Heath gives access to the M25, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.



# Floorplans

Approximate Gross Internal Floor Area 10,864 sq ft

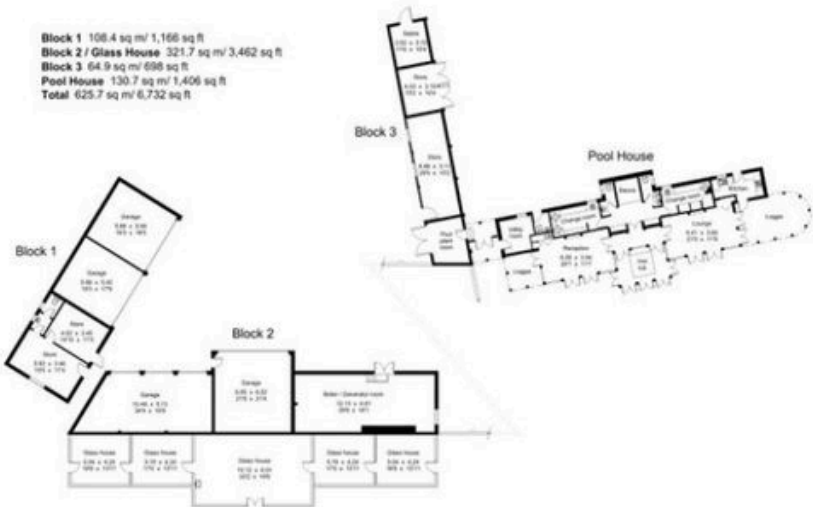
**Cheveney, Yalding**  
Gross internal area (approx) 1,009.3 sq m/ 10,864 sq ft  
Cellars 50.4 sq m/ 542 sq ft  
Total 1,059.7 sq m/ 11,406 sq ft



**Cottage 1** 145.3 sq m/ 1,564 sq ft  
**Cottage 2** 188.2 sq m/ 2,025 sq ft  
**Stores** 41.0 sq m/ 441 sq ft  
**Garages** 72.4 sq m/ 779 sq ft  
**Log Store Building** 43.9 sq m/ 472 sq ft  
Total 490.8 sq m/ 5,281 sq ft



**Block 1** 106.4 sq m/ 1,166 sq ft  
**Block 2 / Glass House** 321.7 sq m/ 3,462 sq ft  
**Block 3** 64.9 sq m/ 698 sq ft  
**Pool House** 130.7 sq m/ 1,406 sq ft  
Total 625.7 sq m/ 6,732 sq ft





# Property Details

## Council Tax

Band = H

## Tenure

Freehold

## Services

Mains water, electricity and gas.

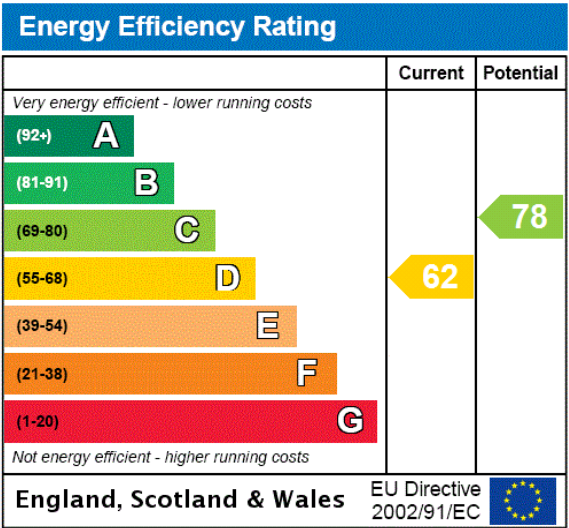
Private drainage incorporating a Biodisc Klargestar installed in 2019. Further information available upon request.

1 Cheveney Cottages EPC Rating = D  
2 Cheveney Cottages EPC Rating = B

## EPC

EPC Rating = D

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## Enquire



### **Will Peppitt**

Country Department  
+44 (0) 7967 555 712  
wpeppitt@savills.com

### **Edward Rook**

Knight Frank  
+44 (0) 7798 893 580  
edward.rook@knightfrank.com

## More Information



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