



'Our Focus Determines Your Reality'





Wierton Hill  
Boughton Monchelsea  
Kent  
ME17 4JT



Entrance Hall \* Drawing Room \* Sitting Room \* Dining Room  
Snug \* Kitchen/Breakfast Room \* Utility Room \* Cloakroom  
Boiler Room

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Principal Bedroom Suite  
Four Further Double Bedrooms, All Ensuite \* Attic Store

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Detached Cottage \* Kitchen/Living Area \* Two Bedrooms  
Family Bathroom

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Stunning Grounds approx. 9 Acres \* Three Bay Garage \* Workshop  
Greenhouse \* Tennis Court





## STUNNING GRADE II LISTED WEALDEN HALL HOUSE

This impressive Grade II Listed Hall house occupies an elevated position on a sought-after country lane. Believed to date from the 1500s with later additions the property sits in stunning grounds of approximately 9 acres of lawn, orchard, woodland and a kitchen garden. A detached cottage is included in the estate together with a three-bay garage, workshop, greenhouse and tennis court.

Exposed stone walls, stone inglenook fireplaces with oak bressumer beams, stone hearths and polished stone floors together with oak exposed beams and timbers, wide board flooring, latch doors and solid wood staircases are among the numerous period features throughout this striking home. Spanning three floors the accommodation consists of a double aspect entrance hall with panelled wood door and brick floor, a double aspect drawing room with open fireplace, sitting room, also with an open fireplace; a double aspect dining room with stone floor which opens into a double aspect snug, a kitchen/breakfast room with Sandstone floor, granite worktops, built-in appliances, a stainless-steel splash back and a door to the terrace. Included on the ground floor there is a cloakroom, a utility room and a boiler/boot room with door to outside.









Two staircases lead to the first floor where there is a principal suite comprising a double aspect double bedroom, dressing room and bath/shower room, there are a further two double aspect double bedrooms each with ensuite bathrooms whilst an additional double bedroom has an ensuite bathroom accessed via a flight of stairs which also leads to an attic store. A further bedroom suite is located on the second floor providing a double bedroom, sitting area and shower room accessed via a further staircase.

A barn was converted to create a detached cottage offering an open-plan ground floor layout of a kitchen/living room, a staircase leads to a double bedroom, a further single bedroom and a family bathroom, ideal for multi-generational living or as a source of income.

Amounting to approximately 9 acres of formal gardens laid to lawn with a stone terrace overlooking a pond, orchard consisting of 15 apple trees of 7/8 different varieties, 2 pear trees, 2 different varieties, 5 plum trees, 4 different varieties, 2 cherry trees as well as one each of apricot, medlar, quince, mulberry, sloe and elder. There are also hazelnut, cobnut and 3 walnut trees; approximately 2 acres of woodland and a kitchen garden with black and red currants, red gooseberries, strawberries, raspberries, rhubarb, Jerusalem artichoke and horseradish supported by a heritage style greenhouse.

A sweeping driveway leads to a three-bay garage with an attached workshop.





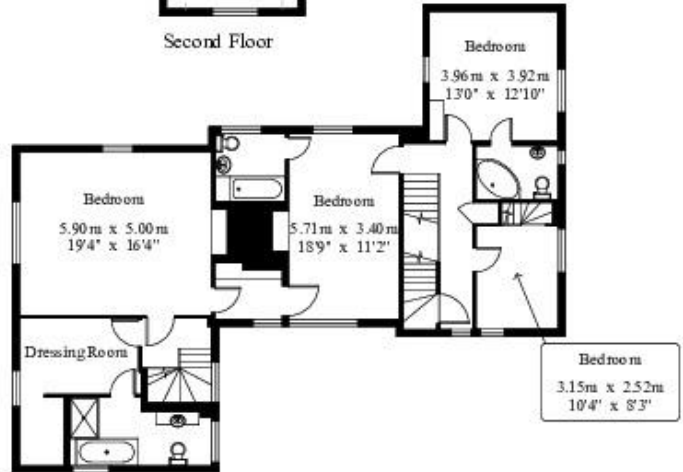
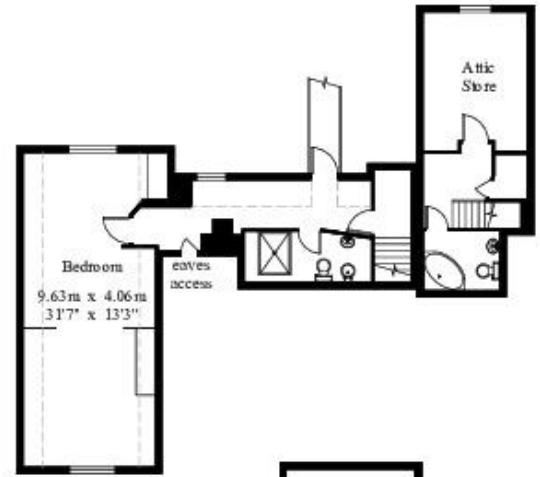
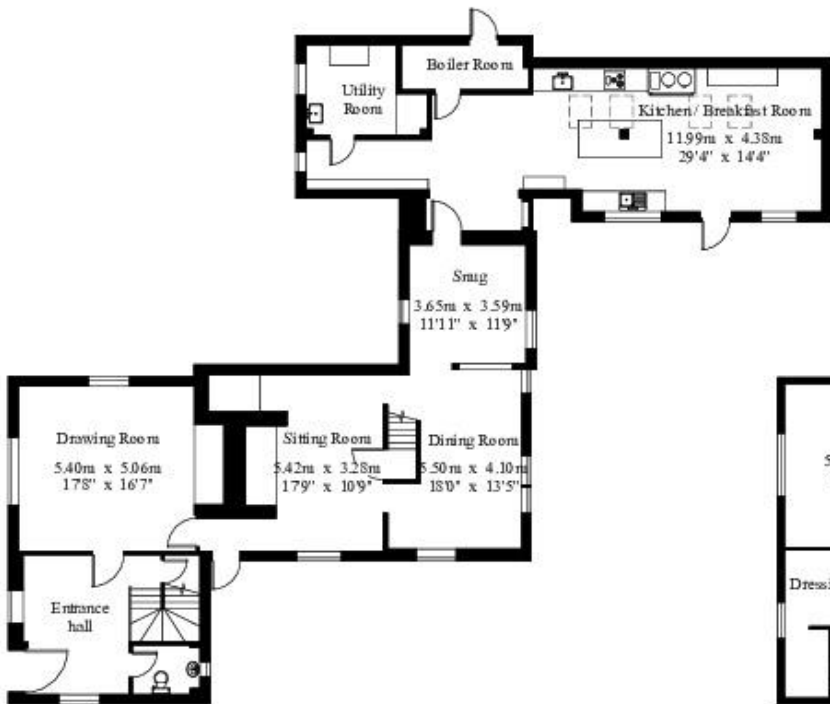






# Tanyard

Gross Internal Area : 416.0 sq.m (4477 sq.ft.)



3 6 9 12 15 Feet For Identification Purposes Only.  
 1 2 3 4 5 Metres © 2022 Tmaphos (UK) Limited 018925614001



## BOUGHTON MONCHELSEA

The village of Boughton Monchelsea provides a primary school as well as a post office, public house, village hall, village green, recreation ground and arts centre.

For more extensive facilities the County Town of Maidstone is a short drive offering comprehensive high street shopping.

## SCHOOLS AND CONNECTIONS

As well as the Boughton Monchelsea primary school, there are also a selection of good schools for children of all ages including Maidstone Grammar School for Girls and Mid Kent College.

The M20 provides good road links to London and the Coast. With three train stations in Maidstone providing links to London.

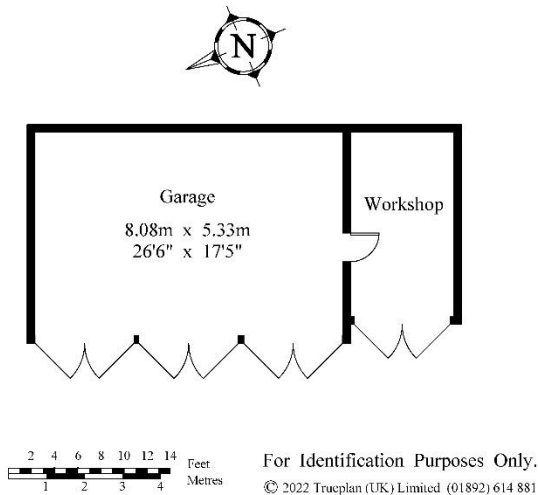






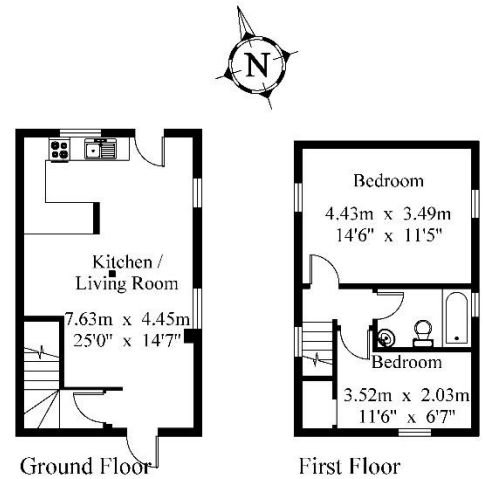
## Tanyard - Garage

Gross Internal Area : 57.1 sq.m (614 sq.ft.)



## Tanyard Cottage

Gross Internal Area : 66.5 sq.m (715 sq.ft.)



### SERVICES

Mains electricity and water. LPG central heating in the main house and electric in the cottage. Both properties have their own cess pits.

There are historic covenants relating to rights to light and water.

EPC Rating: n/a

Maidstone Borough Council - Council Tax Band H - House  
E - Cottage

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.





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