



Rumstead Court  
Rumstead Lane | Stockbury | Sittingbourne | Kent | ME9 7RS



# Seller Insight

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*“It was the lovely location of Rumstead Court which first caught my attention,” says the current owner of this beautifully renovated Georgian home, “surrounded by unspoilt countryside in an Area of Outstanding Natural Beauty, much of which belongs to the Woodland Trust. The house itself greatly appealed to me too, as it needed quite a lot of work so would allow us to do our part in keeping history going. The name is suggestive of the property’s history, too – the word ‘court’ harks back to medieval times, which suggests that a house has stood here since that time. We feel very lucky to have been able to make our home here and be part of that history, bringing the property into modern life.”*

*Indeed, since moving in, the owners have made considerable improvements to the property, both inside and out. “The back of the old Georgian house had all but fallen away,” they say, “so we set about restoring and updating the building. We have done everything from installing new, triple glazed windows to replacing the roof and joists, from rewiring to laying beautiful oak flooring with underfloor heating. Though original features such as the stunning old staircase and well remain, the house is not listed, so we were able to retain its historical interest whilst having the freedom to create a comfortable, contemporary home. The house has been designed for modern living, with a large open plan kitchen diner, multiple spacious bedrooms and all the latest amenities, yet it retains a cosy, warm feeling with the two log burners. Up on the top floor, there is a bedroom, family bathroom, dressing room and in addition a large full height room which has the potential to be used as an annexe, e.g. business office or gymnasium / games room or lounge, also the attached cottage can be used as a self-contained annexe or incorporated into the main building.*

*Outside, the gardens have had much care put into them, too. “The garden was pretty much empty when we bought the house, so every plant and every flower I have put in the ground myself,” the owner says. “We have even installed a rainwater pump so we can store and use all roof rainfall to water the garden and keep it lovely and green all year round so we are not affected by a hose pipe ban. Beyond the garden itself, nature abounds too – opposite are National Trust owned woodlands, with White Horse park just up the road.”*

*Not only picturesque, but convenient too, the location of the property enjoys the best of both worlds. “We have the pleasure of being in the country; next to a bluebell wood,” say the owners, “whilst also having easy access to local towns and centres. Sittingbourne and Maidstone are equidistant from the property, while the M20 and A2/M2 are easily accessible for a swift journey to London. Locally, there is a friendly pub just a mile away, and the Detling Showground is within a short drive for a whole host of events including concerts, antique fairs, and agricultural and garden shows, respectively.”*

*“My favourite spot in the house is perhaps the dual aspect bedroom with vistas across the garden towards the countryside, where we can see horses grazing in the fields.”\**

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Fine & Country proudly present the splendour that is Rumstead Court, a quite fine example of Georgian architecture with the later addition of a Victorian one bedroom attached cottage. Enviably positioned beyond wrought iron gates and sweeping driveway dressed in fine shingle, within grounds of approximately 2.3 acres, this exceptional residence affords in-excess of 5,000 sq/ft of versatile living accommodation, with breathtaking panoramic vista's over the Kentish countryside.

Extensively renovated in 2015 by the current owner, this unique home configured over three floors exudes huge character, harmoniously blended with bright, spacious interiors and desirable modern conveniences, to include triple glazing, underfloor heating and ground source heat pump.

#### Step Inside

An impressive state-of-the-art kitchen/ diner exhibits granite work surfaces and comprehensive range of appliances, while an imposing inglenook fire place with inset log burner provides warmth as required and an attractive focal point. A rich oak parquet floor compliments the palatially sized family/ drawing room, bathed in warm, quad aspect light via beautiful bay-windows and French doors, while a log burner features within an exquisite marble pillared fireplace. A well position conservatory can be enjoyed with views over the grounds, while a ground floor cloakroom with shower and large cellar offer convenience and useful storage.

An attractive staircase with a beautiful wooden handrail and balustrade rises through the centre of this imposing home. The first floor hosts four/ five double bedrooms. A Juliet balcony within the principal bedroom offers stunning views over grounds and countryside, fitted wardrobes, plus walk-in wardrobe and luxurious en-suite bath/ shower room. En-suite shower facilities are assigned to bedrooms two, three and four, while bedroom five is served by a sumptuous family bathroom. Stairs continue to rise to the second floor, with a sixth double bedroom and additional family bath/ shower room. Bedroom seven is currently utilised as a an extremely large office space.

#### Auxiliary Accommodation

Rumstead Court benefits from a charming attached cottage, with a modern fully equipped open plan kitchen/ lounge on the ground floor and family bathroom serving one bedroom on the first floor. This element of the property can be accessed independently, or from within the principle residence, thus affording great versatility.









### Step Outside

Occupying an idyllically rural position, this imposing family home stands proudly within pleasingly simplistic formal gardens predominantly laid to lawn, with a range of mature specimen trees, shrubbery, assorted rose bushes and beautiful brick and flint wall to the front of the premises forming the borders. A stone sun terrace to the rear of the home features a characterful well and affords an ideal space in which to entertain and dine al fresco. A paddock of approximately 1.5 acres wraps around the formal gardens.

### Parking, Garaging, Plus Outbuilding

A large driveway affords sufficient parking for numerous vehicles, while an attractive, detached brick/ flint double garage provides secure parking. An additional brick built outbuilding, provides useful storage and could subject to appropriate works, offer additional garaging.

### Location

This unique home sits beautifully within a belt of stunning countryside designated as being an 'Area of Outstanding Natural Beauty' that lays between Maidstone and Sittingbourne. Nearby transport links abound, with easy access to either the M2 or M20 motorways. Mainline rail services are available via several local stations – with additional high speed services to London available from Sittingbourne in around one hour, and London Kings Cross and St. Pancras Stations reachable in approximately 45 minutes via Ebbsfleet International.

For families that may require schooling, there are primary schools in the neighbouring villages, plus secondary and grammar school facilities towards and within Sittingbourne. Additionally, there are several private school facilities in the region.

### MATERIAL INFORMATION

Freehold

Council Tax Band (G) House

Council Tax Band (B) Cottage

EPC Rating (C)

Property is location in a conservation area

The following services are connected to the property Electric / Mains Water / Phone / Broadband  
Drainage is via private sewage treatment plant, which is understood to be compliant with current regulations - Professional advice should be sought

There is a Public footpath which crosses the paddock

*Guide price* £1,475,000 - £1,500,000





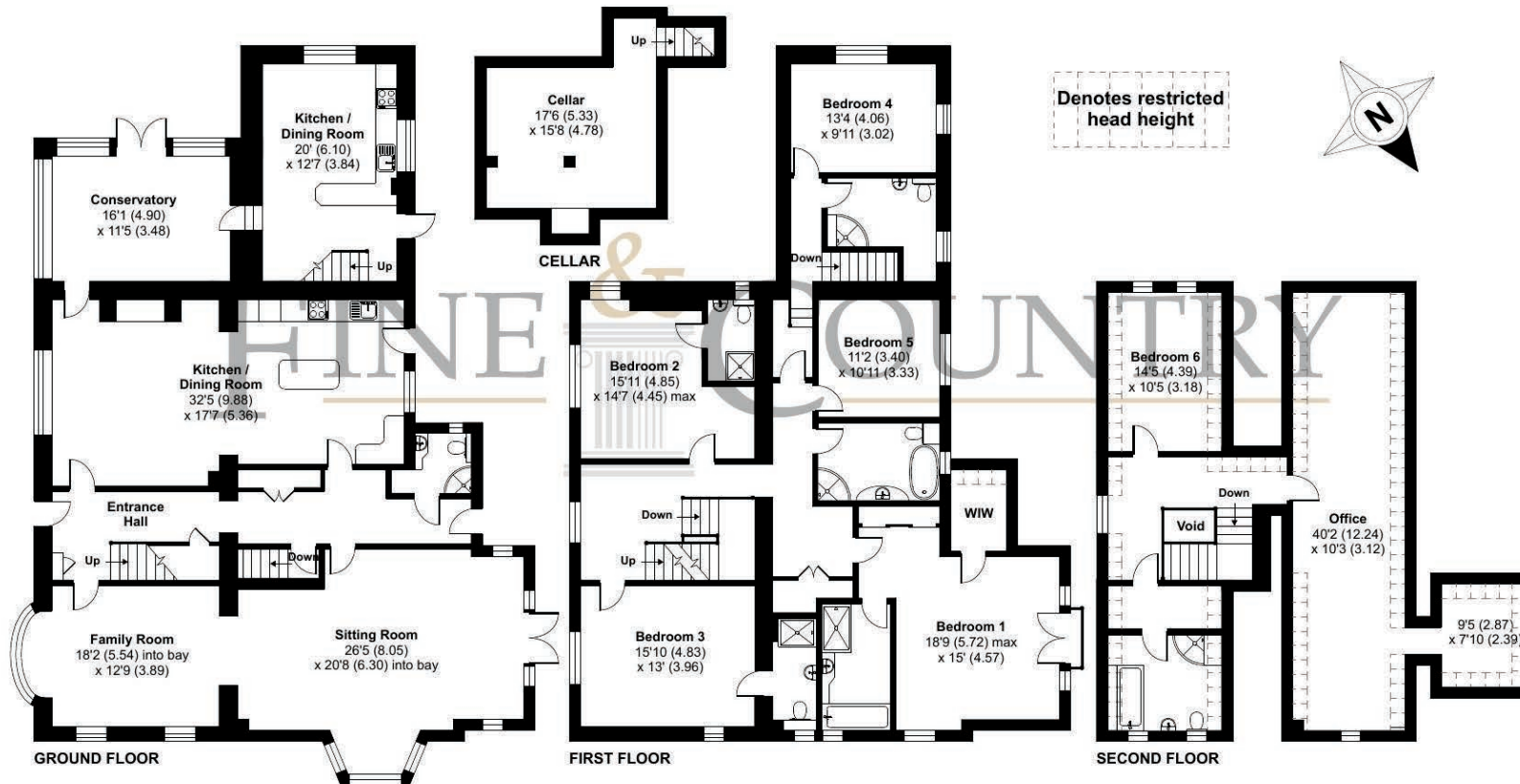
# Rumstead Court, Rumstead Lane, Stockbury, Sittingbourne, ME9

Approximate Area = 4865 sq ft / 452 sq m (excludes void)

Limited Use Area(s) = 226 sq ft / 20.9 sq m

Total = 5091 sq ft / 472.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2021. Produced for Fine & Country. REF: 852549

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70   C  | 78   C    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed



Fine & Country  
Tel: +44 (0)1732 222272  
westmall@fineandcountry.com  
28 High Street, West Malling, Kent ME19 6QR

