



Torrington House

103a The Street | Mereworth | Maidstone | Kent | ME18 5LU

FINE & COUNTRY

# Step inside

## Torrington House

Fine and Country are pleased to present this quite exceptional, imposing five bedroom residence with charming period features complimenting the elegant contemporary interiors of near 3,000 sq/ft beautifully, while the home stands enviably in the desirable village location of Mereworth.

Steeped in history, this imposing family home once served as a public house - The Torrington Arms. Currently the principal residence affords well appointed living accommodation configured over three floors, to include a substantial and versatile basement, and separate wine cellar. The large and welcoming reception hall boasts rich hardwood floors, while a contemporary bespoke fitted kitchen/ breakfast room serves as the hub of the home, with a charming exposed brick feature fireplace, comprehensive range of wall and base units, and supports a tastefully presented formal dining room. A palatially sized lounge affords the ideal space to retreat, relax and unwind with family and friends, with French doors opening to a sun terrace, while an attractive log-burner inset within an open fireplace provides warmth and stunning focal point. A study and cloakroom offer practicality and complete the ground floor.

Stairs rise to a first floor with five double bedrooms. The principal bedroom exhibits a striking vaulted ceiling with timber beams, impressive inbuilt wardrobes and luxurious en-suite bath/ shower facilities. An equally luxurious family bathroom serves the four remaining bedrooms.





# Seller Insight

“Torrington House is a beautiful five-bedroom period home that occupies an enviable location in the pretty Kentish village of Mereworth. “Before moving to Torrington House back in 2005, my wife and I were living in a warehouse flat in London,” says the owner. “But with hopes of starting a family, we wanted to move out of the City to somewhere in the country where we and our children could enjoy lots of space, both inside and out, and a different pace of life. Our wish list ended up being quite extensive, as we also needed an easy commute back into London, and we wanted a property with real character in a semirural location, but nowhere too remote. We must have looked at over fifty houses before we happened upon this one, but the minute we stepped inside we both felt a great connection with it.”

“We believe there are parts of the building dating back to the 18th century, the remnants of a former pub pre-dating the church in the village, however the major portion was built c1830, and one of the things I love most about the house is its amazing history. For hundreds of years, it operated as one of the village pubs, The Torrington Arms, and was therefore an integral part and epicentre of village life. I have met all sorts of people who have told me about the lock-ins they had as teenagers in years gone by, there was a chap who featured it in a book he'd written about old Whitbread public houses, and uncountable taxi journeys home, where my driver told me stories of when he used to drink here. I've done some of my own research and have lots of photos and information, most of which I'd be happy to pass onto the new owners, although I will be keeping a few mementoes!”

“As well as its more public history, it's also a really lovely family home with a very warm and welcoming feel. There are nods to its past here and there, but it doesn't feel like an old pub day-to-day. The rooms are big and airy and the layout flows really well; over time we've renovated or restored every room, so it's got a great feel and character throughout and a balance of old and new. Out the back we have a lovely little garden with lawn, beds and patios that catch the evening sun perfectly. We've also planted trees on one side and ivy on the others that now cover the fence and garage wall, so the outlook is always leafy and green - it's a real oasis of calm and a complete suntrap during the summer months.”

Favourite room: “The large kitchen/diner is definitely the hub of the home, great for both family time and entertaining. It has beautiful wooden work surfaces and a range cooker, so it's a proper country kitchen, and it opens out onto the garden and patio so there's that feeling of connection between inside and out.”

Favourite aspect of the grounds or surrounding area: “Mereworth is completely surrounded by fields and open countryside and we've enjoyed all the benefits of rural living and village life. Kings Hill, Maidstone and Tonbridge are all within striking distance for our day-to-day needs, but we also have two local wineries, and a 500-year-old village pub in West Peckham within easy walking distance. Most recently the Mereworth Winery has opened in the last year or so and is a two-minute walk across the fields to the front of the house, with a fantastic bar and outdoor seating area. They also serve wood-fired pizzas on Thursdays and Saturdays, seafood on Fridays and there's a Mediterranean grill every Sunday.”

Memorable event (if not another favourite room or unique feature): “I've created a very unique wine cellar downstairs in what would have been the old wine store. It can store several hundred bottles, in perfect conditions. It's a real feature room, and very in keeping with an old pub - not many people can say they have one and there's always a wow moment when guests go down there for the first time.”

What they'll miss most / why they are leaving: “What will I miss? All of the above,” says the owner. “Our children have all now outgrown the brilliant primary school in the village and we are taking on a new project nearer their further education, but as we start preparing to leave, we will all be very sad to call “last orders” on the Torrington Arms. It's been a very special place to have made our family home.”\*

\* 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.





### Garden

Predominantly laid to lawn with mature specimen trees and hedging forming the borders, while a stone paved sun terrace to the back of the house is ideal for entertaining and dining al fresco.

### Garage & Parking

A private driveway leads on to a parking area and detached double garage, with electronically operated up and over doors.

### Location

Mereworth is an attractive rural village situated in a valley within the Metropolitan Green Belt and featuring several historic Grade I listed buildings of historical interest including Mereworth Castle, St Lawrence's Church and Yotes Court. It remains a largely agricultural area with long associations in the areas of fruit and hop growing and is home to Hugh Lowe farms, a major supplier of strawberries (and raspberries) to Wimbledon. More recently much of the surrounding area has been planted under vine, with local vineyards including the Mereworth Winery and Yotes Court Vineyard, both of which have fantastic cellar doors to visit.

Mereworth has a highly regarded primary school. The property is located on the fringes of the historic market town of West Malling which has a mainline railway station and a variety of boutique shops, cafes, restaurants and country pubs. For more extensive amenities Maidstone and Tonbridge town centres are approximately eight miles distant from the property and offer highly regarded primary, secondary and private schooling. The M20 motorway network can be easily accessed and offers links to London and the coast.

EPC Rating: D

Council Tax Band: G

Tenure: Freehold

*Guide price* £900,000 - £950,000



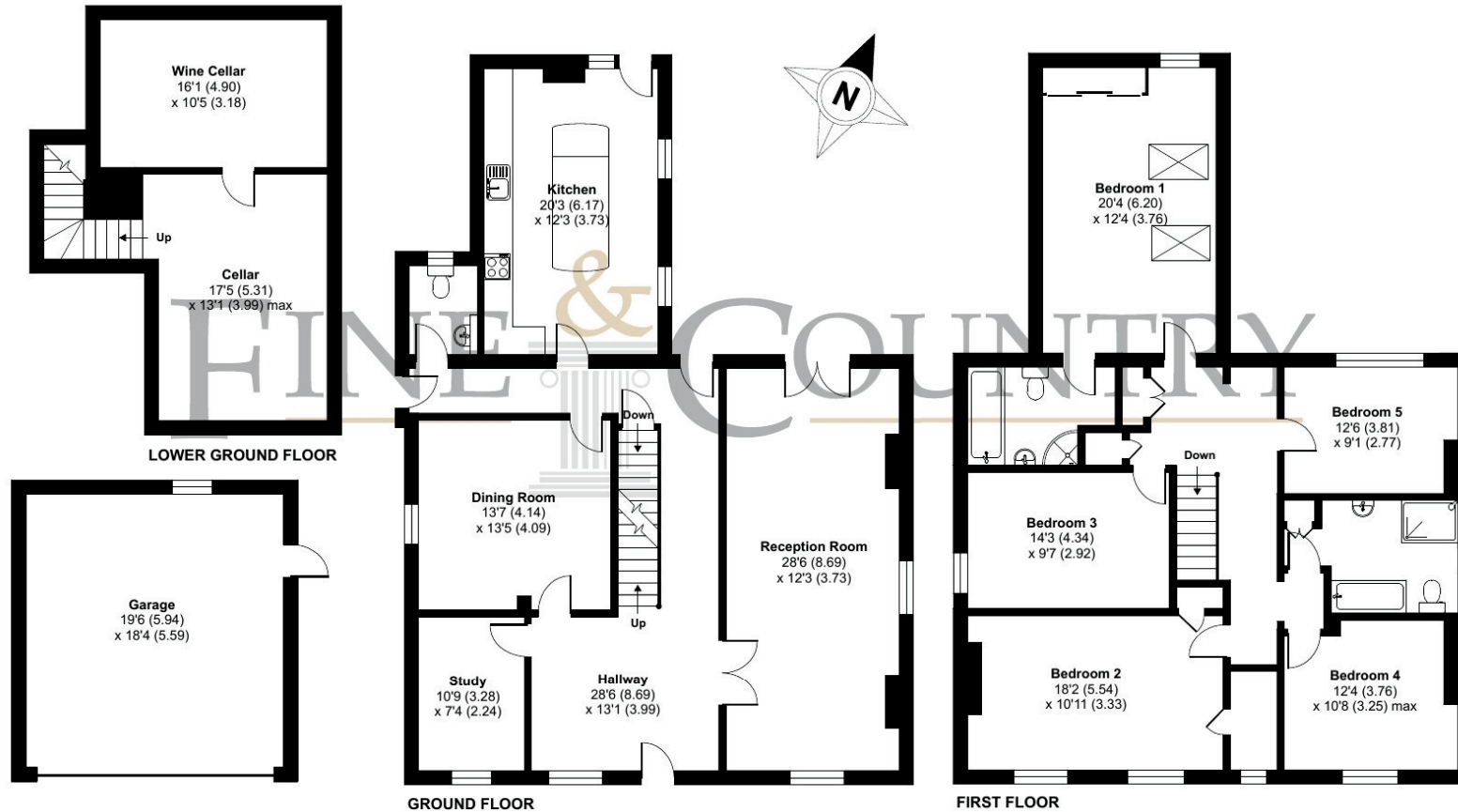
# The Street, Mereworth, Maidstone, ME18

Approximate Area = 2989 sq ft / 277.7 sq m

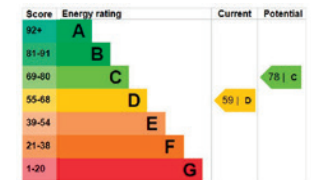
Garage = 357 sq ft / 33.1 sq m

Total = 3346 sq ft / 310.8 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). © nichecom 2021. Produced for Fine & Country. REF: 877558



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 © 2022 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 29.07.2022



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