



Green Court
The Street | Bredhurst | Gillingham | Kent | ME7 3JY

FINE & COUNTRY

Seller Insight

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It was almost a case of the house finding us rather than vice versa,” say the owners. “We were flying out to Spain with some friends, one of whom had a copy of Kent Life, and as we were flicking through the pages we saw a picture of Green Court in the Residential Sales section. We were really taken with it and proceeded to show it to our friend who immediately said, ‘ring the agent,’ so we did. On our return we came to view the property straight away, and as we walked down the drive, the house was already casting a spell over us. We stepped over the threshold and that was it. We spent everyday thinking about Green Court until we moved in, and now we’ve spent almost nineteen very happy years here.”

“The original part of the property dates back to the early 1700s, but it was added to in both Victorian and Edwardian times so it has bags of character, and that was something that really appealed to us. We also love the sense of space, which has meant it’s a property that we, and our two sons, were able to grow in to rather than out of. We have three large reception rooms as well as a big dining room so we’ve been able to adapt and change the use of certain areas, depending on our needs as a family, which has been great. Another huge plus was the fact that the previous owners had carried out a major project of renovation shortly before we came here so it had a new roof, it had been completely rewired and the kitchen and bathrooms had been beautifully updated. During our time here we’ve added a good-size utility room and we also had French doors installed in the games room so there’s a really nice sense of connection between inside and out.”

“The garden, which extends to around an acre, is another really lovely feature of the property. It wraps around the house, therefore we get the sun out at the front in the morning and it moves around to the back in the late afternoon/early evening, so we can essentially follow it all day long. We have large lawns and some very mature trees that create a wonderful degree of privacy, and we’ve had space enough to create a large vegetable garden, which was a fantastic distraction during lockdown. All in all it’s a very family-friendly space and ideal for big summer parties, and it’s something we’re really going to miss when we move.”

“The games room has definitely been a family favourite. It was an ideal hangout space for our sons and their friends when they were teenagers, and it’s also been brilliant for big parties. Shortly after moving in, we had a house warming party, complete with a Bee Gees tribute band, and after we added the French doors we were able to link the room to a marquee so we had even more space for much bigger get-togethers including a recent Elton John look-a-like tribute.”

“Bredhurst is a lovely place and because it’s in an Area of Outstanding Natural Beauty it has that countryside feel. The village itself has a pub, a church and a village hall and very good primary school, and we’re also close to a superb array of schools in the Medway towns and Maidstone so it’s a great place to raise a family. It is a very good area for dog walking with beautiful country walks, and Maidstone town centre is 15 minute drive. Another plus has been having quick access to the M2 and M20, which has made it a very convenient spot to live in.”

“Another favourite room is definitely the main living room. It’s in the Victorian section of the house so it has a wonderfully high ceiling, a big fireplace and two huge windows that flood the room with light and also bring in a gorgeous view out across the front garden.”

*“Our children have flown the nest and the house is so big that we find ourselves rattling around the place, so it’s time for a bit of a downsize,” say the owners. “Most of all we are going to miss the character and warmth of the house, and spending time in our beautiful garden, but we are going to take away so many really happy memories of our time here.” **

* 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.





Step inside

Green Court

Fine & Country proudly presents Green Court, a truly remarkable Queen Anne residence that has stood the test of time. Dating back to the early 1700's with subsequent Victorian and Edwardian extensions, this enchanting property is tucked away beyond wrought iron gates and a sweeping driveway, surrounded by approximately one acre of meticulously landscaped gardens.

Spanning three floors, this property boasts exquisitely appointed living spaces, seamlessly blending formal and informal rooms, offering the versatility to adapt and grow within its walls. The home exudes great character with an elegant period charm and warm ambiance, making Green Court both spacious and inviting. You'll be captivated by the high ceilings, sash windows, exposed floorboards, open fireplaces, and log burning stoves. The heart of the home is its contemporary bespoke fitted kitchen and breakfast room, complemented by a separate utility room. The formal dining room, sitting room, lounge, and a generously sized games room with exposed beams and a log burner provide ample space for entertainment.

Ascending to the first floor reveals five bedrooms, and two luxurious bathrooms and one shower room. The second-floor features two additional bedrooms, adding to the property's spaciousness.

For those in need of storage, there is a large cellar and a dedicated storage room (formally a stable) just off the games room, affording practical solutions.

The gardens at Green Court are a sight to behold, enveloping the residence with lush lawns, majestic trees, and meticulously arranged Elizabethan box hedging filled with assorted roses, providing colour and fragrance. A Victorian-style greenhouse and a productive vegetable garden enhance the outdoor experience. A southwest-facing seating area off the function room is ideal for enjoying the garden, be it for a glass of wine, morning coffee, or al fresco dining.





Step outside

Green Court

Location

Green Court enjoys a prime spot in the heart of Bredhurst village, adjacent to the North Downs, a designated Area of Outstanding Natural Beauty, and close to the Pilgrims Way. While it offers a serene escape from the daily hustle and bustle, it is conveniently connected to major transportation links. Junction 4 of the M2 is within easy reach, as is Junction 7 of the M20, both linking to the M25 and offering road connections to the Eurotunnel and Channel Ports. Rainham Railway station, approximately 3 miles away, provides services to London's major stations, including Cannon Street, Blackfriars, and Victoria, as well as high-speed services to St Pancras.

For shopping and amenities, the popular Hempstead Valley shopping and retail centre, with its range of restaurants and cafes, is conveniently located just around 2 miles away. More extensive shopping and leisure facilities can be found in the Medway Towns, Sittingbourne, and Maidstone, each offering a selection of schooling options in both the state and private sectors. The nearest primary schools are situated in the villages of Bredhurst and Detling, while easy access routes are available to Ebbsfleet International Rail Station, Bluewater Shopping Centre, and Gatwick Airport.

Don't miss the opportunity to own a piece of history with Green Court, a timeless and elegant residence that seamlessly blends the old-world charm with modern

Freehold

EPC (exempt)

Council Tax Banding (G)

Guide price £1,250,000 - £1,300,000



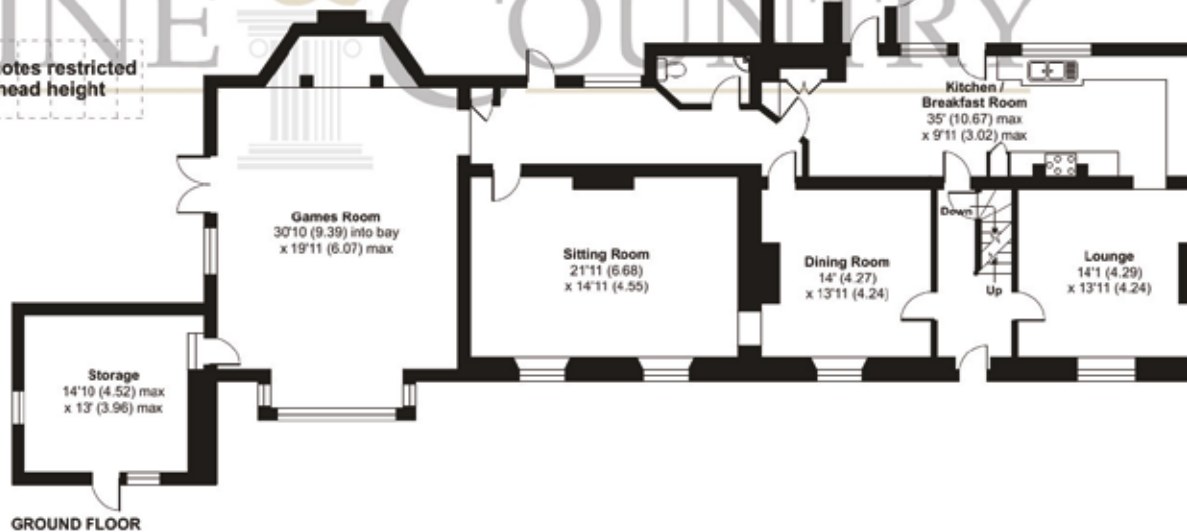
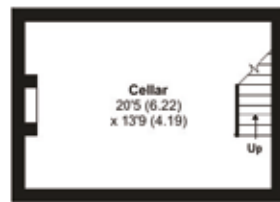
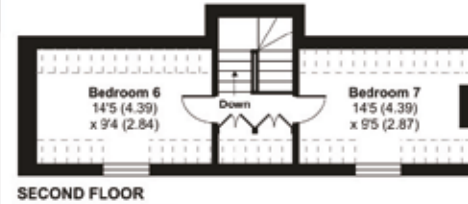
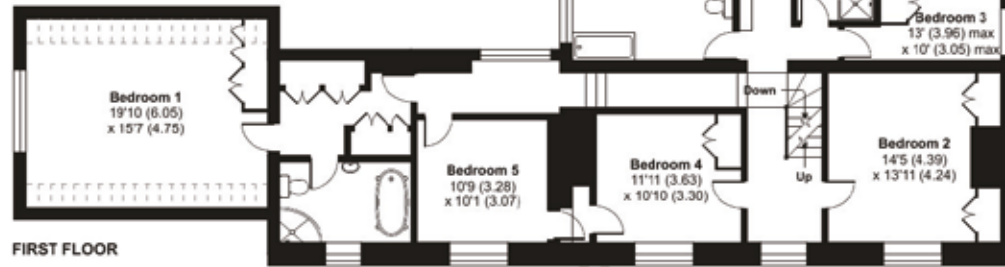
The Street, Bredhurst, ME7

Approximate Area = 4329 sq ft / 402.1 sq m

Limited Use Area(s) = 196 sq ft / 18.2 sq m

Total = 4525 sq ft / 420.3 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). © ritcheom 2023. Produced for Fine & Country. REF: 1047383

EPC Exempt



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 25.10.2023





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