



Fulbrook House  
Highbourne Park | Lenham | Maidstone | Kent | ME17 2PE



# Seller Insight

“Rurally located within Highbourne Park, a highly desirable private estate comprising around a dozen unique properties, this stunning home, built in 1998, offers a blend of traditional living with modern comfort. Detached and set within extensive landscaped gardens, Fulbrook House provides a secluded and peaceful environment, further enhanced by breathtaking views. Positioned just outside picturesque Lenham, a Kent market village within a designated Area of Outstanding Natural Beauty on the southern edge of the North Downs, both the capital and coast are easily accessible. The owners explain what attracted them to the property: 'It was a combination of the size and sense of comfort, coupled with a real feeling of privacy and quietness – it's a home one can truly retreat to.' Having been rented out for several years and maintained in excellent condition, the property not only benefits from ample living space but boasts a triple garage and a chalet office. Several updates have been made to further elevate the home. 'We had the loft converted and added a luxury dressing room to the principal bedroom with an en suite bathroom. We've also replaced all the windows and doors throughout, and fitted new soffits and gutters. The landscaping of the garden was completed under our care – with plenty of mature trees and areas of interest, the grounds now feel much like a stately park.' Set within beautiful countryside, the property is well connected, with extensive amenities available in nearby Maidstone and Ashford. The latter offering HS1 domestic trains to London St. Pancras, with a journey time of just 37 minutes. The area boasts excellent schools, both state and independent, including the nearby Sutton Valence School and Ashford School.

*'A solidly built house, it has great proportions and plenty of character.'*

*'The property enjoys beautiful rural views, stunning sunsets, and a sense of tranquillity.'*

*'We love the sitting room, especially with the open fire roaring away, but our favourite room is the kitchen/family room – for us, it's the heart of the home.'*

*'Fulbrook House is perfect for entertaining, with plenty of room for guests to park and enjoy the privacy of staying in the loft.'*

*'Highbourne Park is an established community where houses rarely change hands. The neighbours are friendly, helpful people.'*

*'We will miss the peace and quiet and the feeling of space.'\**

\* 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

## Fulbrook House

Fine and Country proudly presents Fulbrook House, an imposing five-bedroom family residence, idyllically nestled within the exclusive Highbourne Park estate on the North Downs. Set amidst beautifully landscaped grounds, this substantial property spans nearly 3,500 square feet, blending timeless charm with modern convenience, while offering elevated, breathtaking views over the Kentish countryside.

Originally constructed in 1997, Fulbrook House is one of just 12 exclusive, heritage-styled homes in this prestigious development, located within an Area of Outstanding Natural Beauty. The interiors exude sophistication, with luxurious materials and high-quality fittings enhancing the spacious, light-filled rooms. The triple-aspect kitchen and breakfast room provides a welcoming space for cooking and casual family dining. The double-aspect sitting room, with its open fireplace and French doors leading to a sun terrace, offers a cosy retreat, while the formal dining room is ideal for hosting special occasions. The ground floor is completed by a utility room and a convenient cloakroom.

The first floor, accessed via a welcoming entrance hall, features four bedrooms. The principal bedroom is a relaxing sanctuary, complete with a fully fitted dressing room and a luxurious en-suite bathroom. The second bedroom also boasts en-suite facilities, while a contemporary family bathroom serves the remaining two bedrooms. A further bedroom on the second floor enjoys the comfort of an opulent en-suite, providing versatile accommodation across all levels.







# Step outside

## Fulbrook House

The gardens have been comprehensively and professionally landscaped to exceptional standards. A large sandstone patio offers views across the terraced rear garden, which features a spacious lawn beyond. At the rear, a timber outbuilding equipped with air conditioning, power, and phone lines provides a flexible space that could serve as a summer house, den, gym, or home office.

Fulbrook House is approached via a private road shared with the other exclusive residences of Highbourn Park. The block-paved driveway extends to a generous parking area and a quadruple-sized garage with a powered door, ensuring convenience and security.

Highbourn Park is located northeast of the charming village of Lenham, which offers a variety of independent shops, pubs, restaurants, schools, and a mainline railway station. The county town of Maidstone lies to the west, while Ashford is found to the east.

Fulbrook House offers an exclusive lifestyle, combining character, comfort, and stunning views in a truly desirable setting.

Freehold

Council Tax Band H

EPC Rating C

For mobile phone coverage in this area please look online

Ultrafast Full Fibre Broadband, Superfast Broadband & Standard Broadband are available at the property for more details please look online

There are restrictive covenants relating to the property - for more information please enquire

Management charge of approximately £1,000 pa for water treatment facility, street lighting and common area landscaping

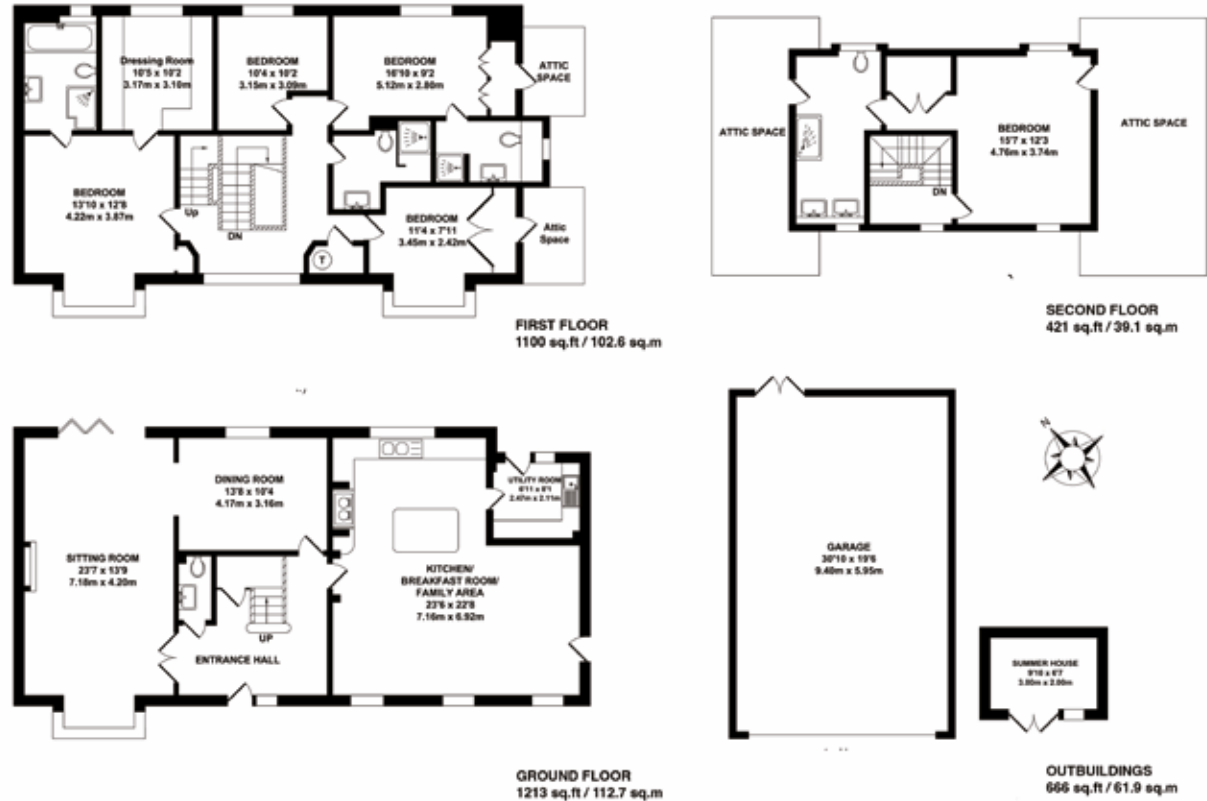
Drainage is via a shared water treatment facility. It is unknown if it meets current regulations - Professional advice should be sought

Utilities serving the property: Electric / Gas / Mains Water / Broadband



Fulbrook House

Gross internal area house (approx) = 2753 sq.ft / 255.7 sq.m  
Outbuildings = 666 sq.ft / 61.9 sq.m  
Total = 3419 sq.ft / 317.6 sq.m



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Guide price £1,300,000 - £1,400,000



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