



Harts House
Bottlescrew Hill | Boughton Monchelsea | Maidstone | Kent | ME17 4LY

FINE & COUNTRY

Seller Insight

“Harts House is a superb timber framed sixteenth century house, and the present owner says she was incredibly lucky to have been born in this magical home. She explains that her father saw the property advertised, and when they viewed it, her parents fell in love with the house, its history, the beautiful garden, the lake and the woods. It was their dream house and remains a much loved home.

Renovations were undertaken on the roof and the top floor attic space was converted into two bedrooms and a bathroom. The main first floor bathroom was renovated and fitted with a jacuzzi bathtub. The house, with its beams, servants' bells, original smoke hole in the attic, and attractive period features throughout, blend seamlessly with modern comforts to provide a house where the rooms are a series of inviting visual treats,

There are a lot of rooms to choose from in Harts House, and for the owner the living room is the standout room, as with a blazing fire it is a cosy winter refuge, whilst in the summer you can enjoy glorious views to the garden. The six bedrooms ensure easy overnight hosting for family and friends, and the owner recalls New Years Eve parties when the house was filled with guests. There would be firework displays in the garden, canapés in the living room, next to the fire, and dinner in the dining room.

The charming and beautiful garden is a place where you are surrounded by wildlife and nature. The owner has fond memories of playing in the woods, watching the two resident kingfishers and fox cubs playing in the hedges, trips in the little rowing boat on the lake. The family would sit on the front patio for a sunny summer breakfast and the back patio for evening barbecues. The garden is place where you can relax and be at one in your own a tranquil oasis.

Harts House enjoys a convenient location in community minded Boughton Monchelsea village. Children can walk to the primary school, and a pleasing selection of clubs are centred in the village hall. Historic and vibrant Maidstone is three miles away and Walk Meadow has thirteen acres of countryside where you can walk and appreciate the wildlife.

The owner says it has been an honour to be the custodian of Harts House. It has been a much loved and cherished home, and she is sure the next owners will come to love it as her family has and will make the house their own. She takes away many memories of life in the very special property.*

* 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

Harts House

Fine & Country proudly presents Harts House, nestled in the picturesque Boughton Monchelsea, this remarkable Grade II* listed hall house, steeped in history and charm with origins tracing back to the 16th Century. This splendid detached residence boasts an impressive 4,118 square feet of living space, thoughtfully arranged to accommodate a modern family with six spacious bedrooms and three well-appointed bathrooms.

Set within a generous two-acre plot, the property features beautifully maintained formal gardens and a serene lake, creating a tranquil oasis for relaxation and recreation. The enchanting grounds are among the finest in the region, showcasing an Elizabethan-inspired rear garden. A large lawn gently slopes towards the picturesque lake, which is nourished by a small stream and enhanced by a delightful waterfall, while the far side is embraced by light woodland, offering a perfect blend of nature and elegance.

Harts House is approached via a charming gated pathway leading to the main entrance, or alternatively, from the double garage block at the rear. The exclusive Boughton Quarries area, known for its historical significance in providing stone for iconic London landmarks, adds to the allure of this exceptional home.







Step outside

Harts House

Conveniently located to the south of Maidstone, the property offers excellent transport links, with several mainline stations nearby providing access to London in approximately one hour. The M20 motorway is also easily accessible, ensuring smooth travel to the capital and the Channel ports. For those seeking high-speed connections, Ashford International rail terminus is just 21 miles away.

In summary, Harts House is not merely a residence; it is a unique opportunity to own a piece of history, surrounded by stunning natural beauty and modern conveniences. This property is ideal for those seeking a luxurious family home in a tranquil yet accessible location.

Freehold

Council Tax Band H

EPC Rating E

Property is in a conservation area

For mobile phone coverage in the area please look online

Superfast & Standard Broadband are available at the property

Utilities connected:- Electric / Gas / Mains Water / Mains Drainage / Phone / Broadband

Guide price £1,150,000 – £1,250,000





TOTAL APPROX. FLOOR AREA 4118 SQ.FT. (382.58 SQ.M.)

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.

Red Net Camera 02015

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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

