



Rose Croft
The Street | Ulcombe | Maidstone | Kent | ME17 1DP

FINE & COUNTRY

Seller Insight

“ One of a small collection of individually designed properties located within the semi rural, pretty village of Ulcombe, just a few miles from Maidstone. A stunning house built in 2001, with its oak beams, exposed brick and timbers, it depicts an attractive period cottage, filled with style and elegance, whilst featuring the benefits of modern construction. Rose Croft has been a much loved home for its present owner and family.

Alongside its unique character, Rose Croft is not only visually attractive but its far reaching views over the surrounding countryside was an enormous attraction for its owner. Accommodation is practical, conveniently functional, and highly flexible with an overall sociable connectivity, together with the optional benefit of a room for home working. The main reception room is cosy and welcoming, particularly on cold winter days when the log burner is aglow. The inglenook fireplace is also mirrored in the dining room, adding to the overall ambience. The main reception area leads into a glazed garden room which further enhances the living space with natural light.

The house sits within its own garden, mainly laid to lawn with attractive borders and which create seasonal interest throughout the year. There is also a swimming pool and pool house with amenities. With such fabulous internal and external features in such amazing surroundings, the house and garden are a popular venue for gatherings of friends and family.

Everything required for day-to-day living is conveniently close and the village has a popular primary school, with an excellent choice of both state and independent schools nearby. There is a strong sense of community here with a variety of events taking place in its active village hall and church. Travel options are excellent with the main line station being located in nearby Headcorn and convenient road access to the M20. Living here offers a great deal of charm; walking in the local environs is a delight whilst the stunning venue of Leeds Castle is close-by.

The owner is saying farewell to this beautiful home due to a change in location but knows that whoever decides to live here will experience a superb quality of life.*

* 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

Rose Croft

A Quintessential Kentish Retreat with Swimming Pool, Club House & Panoramic Views

Fine & Country are delighted to present Rose Croft, an exquisite three/four-bedroom detached residence, nestled within 0.37 acres of beautifully landscaped gardens in the heart of Ulcombe, one of Kent's most picturesque villages. Offering a perfect blend of refined elegance and modern comfort, this stunning home boasts a heated outdoor swimming pool and a stylish club house, all set against a backdrop of breathtaking panoramic vistas over sprawling fields, a true sanctuary of peace and privacy.

Built in 2001 by Cox Developments LTD, Rose Croft has been expertly designed and crafted to combine the timeless character of a period home with the efficiency and convenience of contemporary living. Throughout the property, Inglenook fireplaces, exposed aged oak beams, and brick and oak flooring exude warmth and charm, creating a welcoming atmosphere from the moment you step inside.

At the heart of the home lies the bespoke handcrafted kitchen, a stunning space featuring a vaulted ceiling, glazed brick tile feature walls, and granite work surfaces. Equipped with a RangeMaster double oven, convection hob, integrated dishwasher, and wine cooler, this kitchen is as stylish as it is practical, perfectly suited for both everyday living and entertaining. A separate utility room provides additional storage and workspace.

The ground floor is designed for both comfort and versatility, offering three elegant reception rooms. These include a formal dining room, a cosy yet spacious living room, and an exceptional Amdega conservatory with a vaulted ceiling and stone flooring, flooding the space with natural light and framing the stunning garden views. A versatile study/gym doubles as a fourth bedroom if required, while a well-appointed downstairs bathroom completes the level.

Upstairs, three beautifully characterful bedrooms with vaulted ceilings and exposed beams provide a peaceful retreat. The principal suite enjoys a luxurious en-suite shower room, designed with both style and comfort in mind.







Step outside

Rose Croft

The exceptional gardens of Rose Croft have been meticulously landscaped to create a private and tranquil haven. A wrap-around Indian Sandstone terrace provides the perfect setting for outdoor dining and entertaining, while the expansive lawn is framed by mature trees, vibrant flower beds, and lush shrubbery, enhancing the sense of seclusion. A private enclosed garden area to the rear offers an additional quiet retreat.

Swimming Pool & Club House – The Ultimate Entertainment Space

A true highlight of this remarkable home is the heated outdoor swimming pool, creating a resort-like atmosphere in the heart of the Kent countryside. Perfect for relaxing or hosting guests, the pool is complemented by a superb club house, complete with a fully equipped bar, comfortable seating and games area, power and lighting, and a charming log-burning stove—a space to be enjoyed year-round.

For those who love to entertain, the space for an outdoor kitchen make al fresco dining a joy throughout the seasons

Parking & Practicalities

Ample off-road parking is available for multiple vehicles including two spaces housed within a detached cart barn.

A Sought-After Kentish Location

Ulcombe is the epitome of countryside charm, offering a peaceful yet well-connected setting. The nearby villages of Lenham and Headcorn provide an array of boutique shops, independent restaurants, and welcoming pubs, while the M20 ensures swift access to London, Canterbury, Ashford, and Dover.

For commuters, mainline rail services from Lenham and Headcorn reach London in approximately an hour.

Families are well catered for with a range of excellent schools, including primary schools in Ulcombe, Platts Heath, Lenham, and Headcorn, a mixed secondary school in Lenham, and renowned grammar schools in Maidstone and Ashford. The prestigious Sutton Valence School is also within easy reach.

A Rare Opportunity to Own a Home of Distinction
With its elegant interiors, exceptional gardens, luxurious leisure facilities, and breathtaking countryside views, Rose Croft is a home of rare quality and charm. Whether you are seeking a peaceful retreat or a stylish setting for entertaining, this outstanding property delivers on every level.

For more information or to arrange a private viewing, contact Fine & Country today.

Freehold

Council Tax Band F

EPC F

For mobile phone coverage in the area please look online

Superfast & Standard Broadband are available at the property, for more information please look online

Services Connected: - Electric/Mains Water/
Mains Drainage/Cable TV or Satellite/Broadband

Guide price £850,000 – £900,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

The Street, Ulcombe, Maidstone, ME17

Approximate Area = 1927 sq ft / 179 sq m

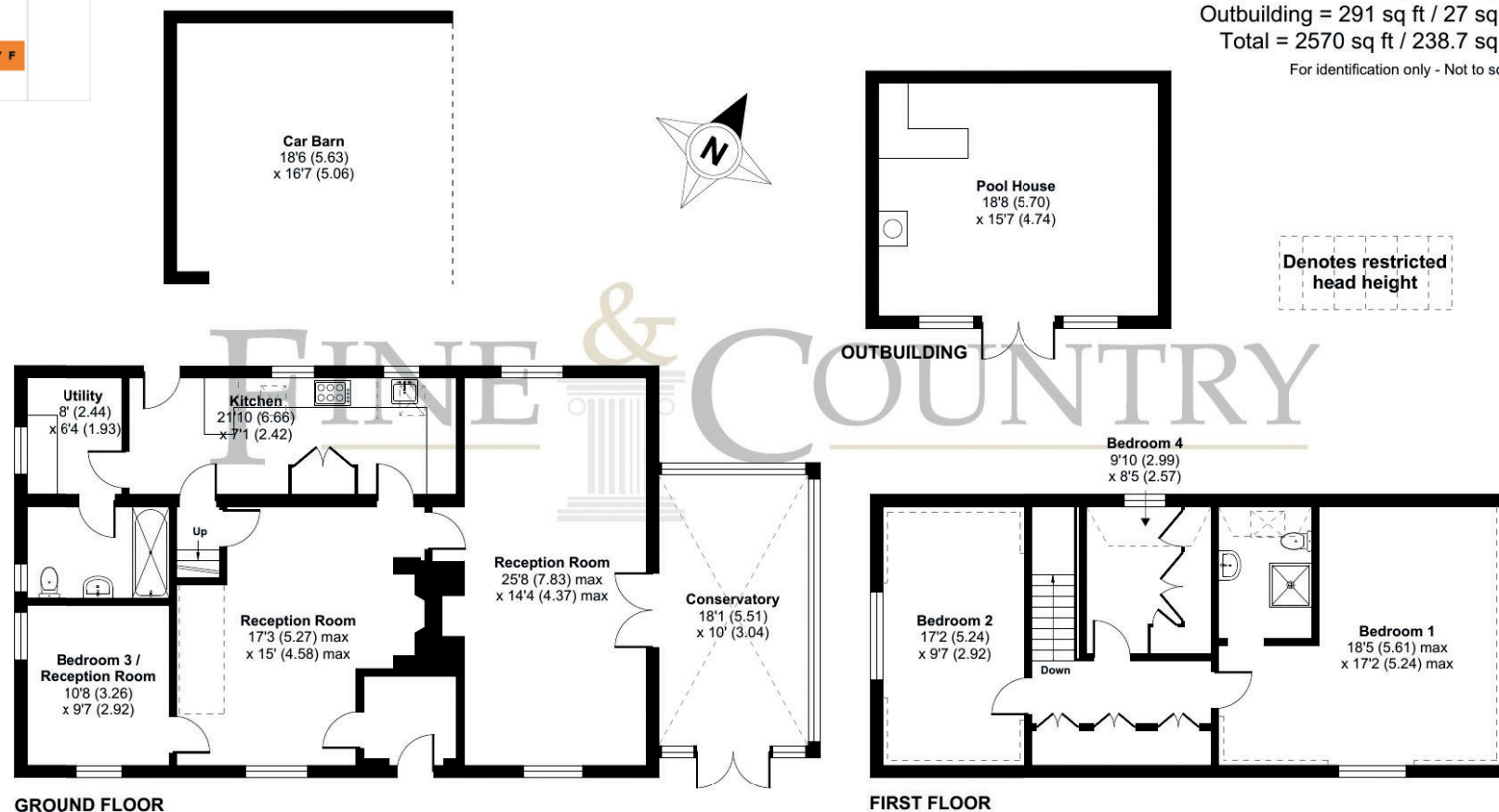
Limited Use Area(s) = 50 sq ft / 4.6 sq m

Car Barn = 302 sq ft / 28 sq m

Outbuilding = 291 sq ft / 27 sq m

Total = 2570 sq ft / 238.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Fine & Country (Kent). REF: 1266477

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