



West Lodge
Barham Court | Teston | Maidstone | Kent | ME18 5BZ

Seller Insight

“

West Lodge first found us over 40 years ago—almost by accident,” says the current owner. “Our accommodation had fallen through, and by chance, we came across this charming 1900 thatched cottage. It was the first time it had ever been rented, and we were lucky enough to call it home. Our daughter was even born here. Life eventually took us to a new build in Bearsted, but my heart always remained in the peace of this place. Years later, fate intervened again. Overhearing a conversation about Barham Court being sold, I inquired about the lodges. West Lodge was in a terrible state, but I leapt at the chance. Re-thatching the roof, replacing rotten window frames, rewiring, replumbing—what I didn’t know, I learned along the way. It has been a labour of love.”

“Inside, the cottage offers warmth and character in spades,” the owner continues. “Entertaining is a dream here, with plenty of space to host both indoors and out. Day to day, the dining room desk has been my favourite spot, with sunlight pouring in and views of the garden. It is a joy to see the flowering cherry tree burst into life each spring, along with red and white camellias, bright yellow tulips, and lush lawns surrounding it all. There is also a useful brick outbuilding, a wooden shed, and a modern garage with a carport, which has provided shelter for countless al fresco meals, come rain or shine!”

The location of the property has much to recommend it, too: “Tucked at the end of the lane, West Lodge borders a 400-year-old brick wall with the churchyard just beyond. Two acres of woodland stretch out ahead, and the expansive parklands of Barham Court lie quietly to the left. The quaint village of Teston is nearby, offering daily essentials, and the county town of Maidstone is just a short distance away for shops, restaurants and other amenities. But it is the peace and quiet that reigns here. For us, West Lodge has been more than a home—it has been a sanctuary. But now, it is time for someone else to fall in love with it.”*

* 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

West Lodge

Fine & Country are delighted to present West Lodge, a truly enchanting former gate house idyllically nestled within the historic grounds of Barham Court.

This unique, double-fronted thatched cottage enjoys a picturesque and peaceful setting, bordered by ancient woodland, a 400-year-old brick wall, and with the parklands of Barham Court quietly unfurling to the side. With roots deep in Kent's heritage, West Lodge offers a rare opportunity to own a beautiful period home combining timeless charm with modern practicality.

Approached via a generous driveway, the property is framed by its beautifully established gardens, featuring a profusion of mature specimen trees, vibrant seasonal planting, and secluded spaces ideal for peaceful reflection or entertaining. Inside, the home exudes great character, with timber-framed windows and a warm, welcoming atmosphere. The country-style kitchen, complete with doors opening directly onto the garden terrace, sets the tone for relaxed everyday living.

The ground floor offers versatile accommodation, including two elegant reception rooms, each enhanced by graceful bay windows and open fireplaces that lend a cosy ambience in the cooler months. A ground floor bedroom and accompanying bathroom add to the flexible layout, while one of the reception rooms could equally serve as a third bedroom if desired, while storage options have been cleverly integrated throughout.

Ascend to the first floor and you're greeted by a charming minstrel's landing, leading into a striking primary suite. This entire upper level is dedicated to comfort and retreat, boasting vaulted ceilings, an architecturally pleasing picture window, and the added luxury of an en-suite bathroom.

Outdoors, West Lodge continues to impress. The gardens, lovingly cultivated over the years, are rich with flowering cherry trees, red and white camellias, tulips, and a well-kept lawn, offering both colour and fragrance through the seasons, while a patio area off the kitchen provides the perfect setting for al fresco dining.







Step outside

West Lodge

Parking & Garaging

A large driveway affords ample parking for numerous vehicles, while a detached, timber-framed garage and a carport provide a secure/ sheltered parking option.

Location

Tucked away at the end of a peaceful lane on the edge of Teston village, this exceptional home enjoys a sense of total seclusion while still being within easy reach of everyday amenities and the nearby county town of Maidstone. Escape the hustle and bustle of city life and retreat to the idyllic semi-rural setting of Teston. Just a short stroll of the village green, boasting a local farm shop, a club, pretty church, village hall and many stunning country walks. Enjoy the award-winning market town of West Malling and the bustling Maidstone, both situated conveniently nearby, offering a diverse array of amenities, boutique shops, fine eateries, gastro pubs and grammar schools.

Additionally, the M20 and M2 motorway networks provide easy access to Bluewater and Lakeside shopping centres, and Gatwick airport, with a choice of mainline railway stations nearby in West and East Malling offering direct links to London and the coast.

West Lodge is more than just a home, it is a sanctuary, waiting to welcome its next custodian.

Freehold

Council Tax Band F

EPC Rating D

For mobile phone coverage in this area please look online

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

Property is in a conservation area

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

Guide price £625,000 - £675,000



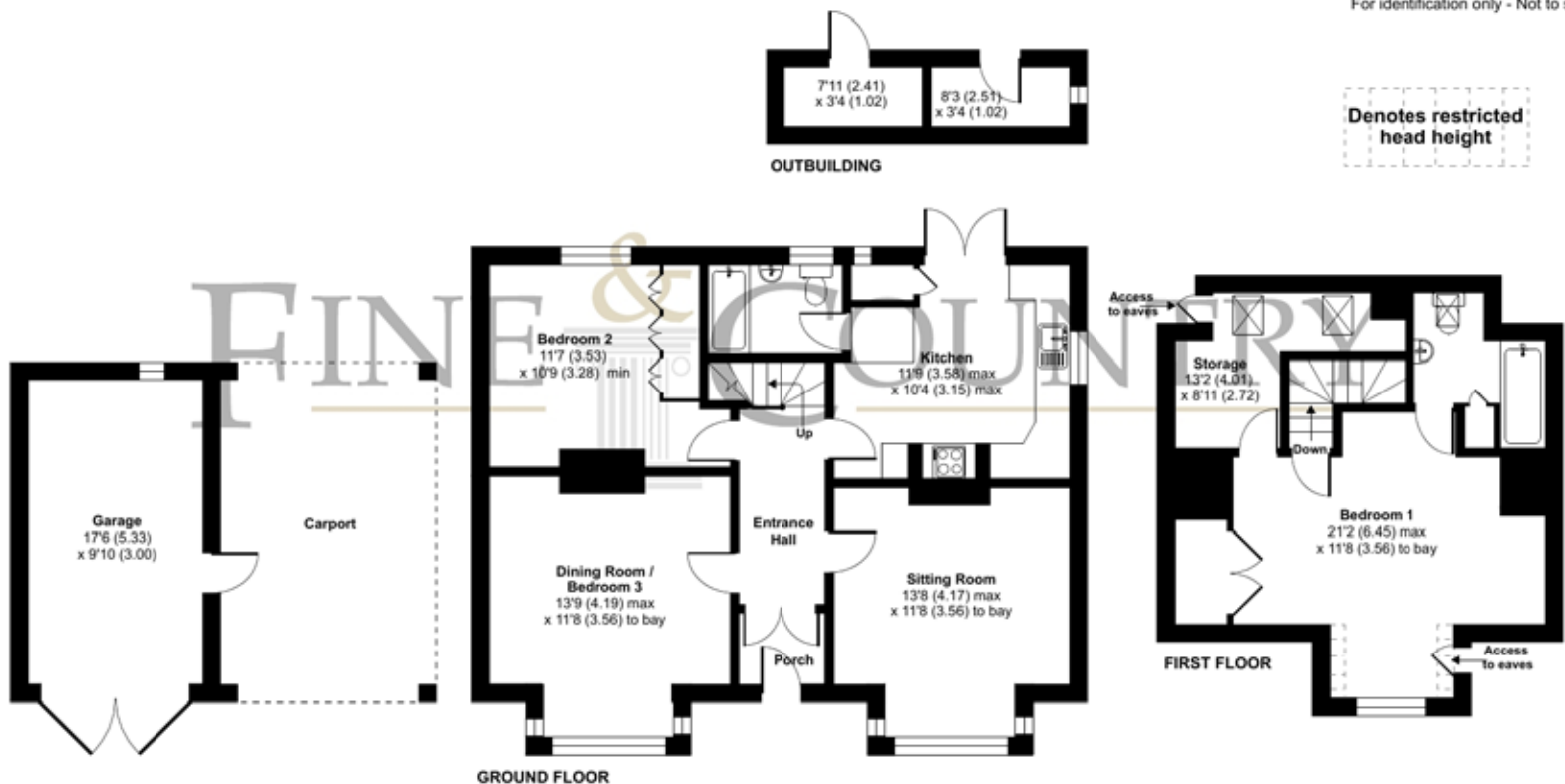
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Teston, Maidstone, ME18

Approximate Area = 1249 sq ft / 116 sq m
 Limited Use Area(s) = 5 sq ft / 0.4 sq m
 Garage = 174 sq ft / 16.1 sq m
 Outbuilding = 56 sq ft / 5.2 sq m
 Total = 1484 sq ft / 137.8 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: 1253135



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 © 2025 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



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

