



Bleak House
Back Street | Leeds | Maidstone | Kent | ME17 1TE

Seller Insight

“ This amazing, visually attractive, family home, built on four levels, is steeped in fascinating history. Standing on a large acreage of land and dating back to Tudor times, when it was a traditional farm, since when it has been a functional location for numerous activities, including a school, a doctor's surgery and, for the past forty years, it has been a much adored family home. Known as Bleak House as Charles Dickens is reputed to have stayed here en route to Broadstairs in Kent, the location for his famous book.

With its generous amount of internal space alongside its outbuildings, it is, indeed, a multifunctional property and one containing generous amounts of living space which has been a huge plus for its present owners with relatives and friends arriving to stay for long periods from all over the world. The property has been very well maintained and enhanced since becoming a family home. The 'state of the art' kitchen features a large Aga, and this room seamlessly connects to the well proportioned dining room, plus a large conservatory. So much of the original, fascinating, history of the property remains intact, not least of which are its, still active, servants' bells. The stunning, atmospheric, billiard room, features a magnificent ceiling and this room has been the focal point for many parties and social gatherings and perfect for family Christmas celebrations.

The house sits amidst its expansive acreage of garden which features some magnificent Redwood trees. It is very much a garden in which to relax but also one with lots of space to share with others. In addition, it has been a magnificent area for younger family members of the family to enjoy games of cricket and other outdoor sports.

Tucked away in the picturesque village of Langley, yet Maidstone is very close and where everything required is readily available. Schools, whether state or independent, are nearby, as are a wide range of sport and leisure activities. Leeds Castle is also very close as is access to excellent road and rail amenities, plus LeShuttle and channel ports are within easy reach.

This is a truly extraordinary, historic, family home awaiting a new family to explore and enjoy living 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

Bleak House

Fine & Country proudly presents Bleak House, an impressive period home of substantial scale and timeless character. Nestled in an idyllic semi-rural setting on the fringes of the historic and highly desirable village of Leeds, this exceptional residence offers privacy, space, and a rare blend of period charm and modern versatility.

Rich in heritage, the property is believed to date in part to the Tudor era, with later additions enhancing both its size and appeal.

Brought to market for the first time in nearly four decades, Bleak House provides over 7,500 sq ft of flexible living space. This includes a four-room basement with natural light and a separate one-bedroom studio annexe, ideal for extended family, guests, or potential rental income.

Throughout the home, original features add warmth and character: high ceilings, sash windows, ornate fireplaces in both marble and timber, and polished wooden floors. There are five principal reception rooms, each offering its own ambience. The drawing room and study enjoy a southerly aspect, with an open fireplace and inset gas fire respectively. A generous billiard room provides the perfect space for entertaining, while the dining, sitting room, with French doors leading to the garden, was once the home's original kitchen. To the west, a spacious conservatory opens into the kitchen and captures the afternoon sun beautifully.

The kitchen, breakfast room is well appointed, featuring a range of fitted units with granite work surfaces, a central island, and a full complement of appliances, including a four oven AGA and companion. To the rear, a walk-in larder, utility room, laundry and guest WC provide useful everyday functionality.

A striking staircase leads to the split level first floor. The principal bedroom suite is particularly special, with a private staircase leading to a large en suite bathroom and a dressing room complete with extensive fitted storage and eaves access. Five further bedrooms, a family bathroom, and a shower room complete the first floor, while the second floor offers two additional bedrooms, one currently used as a sitting room, alongside a bathroom and kitchenette, making this an ideal retreat for teenagers or long-term guests.

The basement level comprises four natural light filled rooms with their own entrance, offering enormous potential for conversion, perhaps as a gym, wine cellar, studio, or home office.





Step outside

Bleak House

Outside, the property sits within mature and established gardens of around 1.2 acres. Towering redwoods and a range of ornamental trees and shrubs offer colour and structure throughout the seasons. A sweeping driveway leads to the front of the house, while a secondary access to the north provides additional parking and access to the garage, carport, and a selection of outbuildings.

Attached to the main house by the double garage, the Bleak House Studio is a well-presented ground floor annexe comprising a kitchen, living area, bedroom and shower room, perfect as ancillary accommodation, or guest quarters.

Location

Leeds village is idyllically situated within one of the most desirable regions of Kent, providing ease of access to the superb road and rail networks into the Capital, as well as to many beautiful coastal towns. For families, there is a well-regarded primary school within the village itself, and a wide selection of excellent state, grammar, and independent schools nearby.

The historic Leeds Castle Estate, just minutes away, offers a stunning backdrop for local walks and leisure, and features its own 9-hole golf course along with a vibrant calendar of events throughout the year. Residents also benefit from access to the village's well equipped playing fields, with football pitches, tennis courts, woodland walks, and a range of children's play areas. The village itself enjoys a traditional village atmosphere, with a church and a charming country inn, public house at its heart.

Freehold

Council Tax Band G & B

EPC Ratings E & E

For mobile phone converge in this area please look online

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

Utilities: - Electric / Gas / Mains Water / Cable TV or Satellite / Phone / Broadband

Drainage is via private Cesspool - unknown if meets current requirements - professional advice should be sought

Guide price £1,150,000 – £1,250,000



Bleak House, Back Street, Leeds, Maidstone, ME17

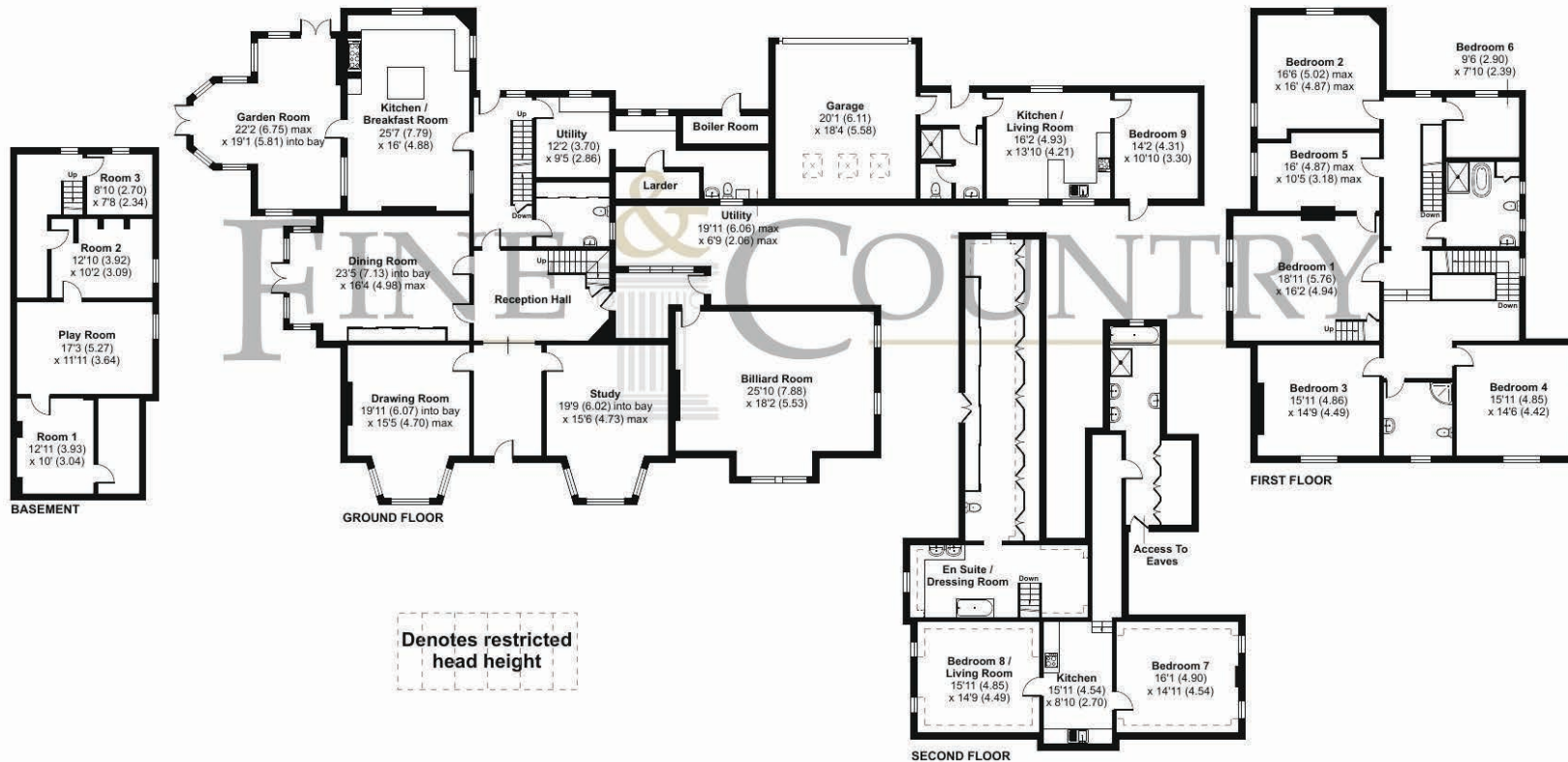
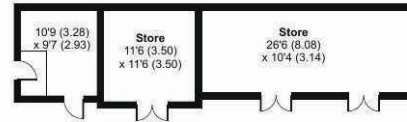
Approximate Area = 6874 sq ft / 638.6 sq m (excludes garage and boiler room)

Limited Use Area(s) = 508 sq ft / 47.1 sq m

Outbuilding = 548 sq ft / 50.9 sq m

Total = 7930 sq ft / 736.6 sq m

For identification only - Not to scale



Denotes restricted head height

MAIN HOUSE

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

STUDIO

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Fine & Country (Kent). REF: 1313856



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