



The Stables
Wierton Hill | Boughton Monchelsea | Maidstone | Kent | ME17 4JS

Seller Insight

“When we first stepped into *The Stables*, it felt like a breath of fresh air,” say the current owners. “Having previously lived in an open-plan city apartment, we longed for countryside living and space—and this house offered exactly that. The high ceilings, open space, and views stretching for miles over fields and treetops sealed it for us.”

“Since moving in, we have completely redecorated,” the owners continue. “Every room now has a fresh, modern feel with new tiles and carpets, and calming colours throughout. The kitchen is a personal favourite—exposed beams, a vaulted ceiling, and a welcoming warmth that makes it the heart of the home. The front room is spectacular, too: 40 feet long with floor-to-ceiling windows that fill the space with light and allow us to watch the birds in the garden. On clear nights, we can watch the fireworks on Bonfire Night or New Year’s Eve from the top of the house—an experience we will never forget.”

This is the ideal home for everyday life and entertaining alike. “We have hosted everything from family Christmases to summer barbecues on the front lawn,” say the owners. “Our friends from London love to visit us here, always commenting on the peace and quiet. Indeed, the home lends itself to outdoor living. The garden is a joy to explore, with each section having its own character. There is a lush front lawn, a productive allotment with fruit, vegetables, and a greenhouse, and the top garden—a favourite spot for a glass of wine as the sun sets.”

The local area has much to offer, too. “We have loved the lifestyle here,” the owners say, “enjoying everything from weekend walks with the dogs along the Greensand Way to a pub or the local brewery, to visits to the farm shop and café, or a quick trip into Staplehurst for the train (just 50 minutes to London). The community is warm, the neighbours are lovely, and historic places like Leeds Castle are just around the corner.”*

* 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

The Stables

Fine & Country proudly presents The Stables, a unique and inspiring country home with elevated views over the Weald of Kent, where rustic charm and light-filled modern living intertwine in one of the county's most breathtaking semi-rural settings.

Formerly a stable building, this elegant home has been transformed over time into a warm, inviting residence, sensitively enhanced by the current owners with a focus on flow, light, and lifestyle. Nestled within a small hamlet of attractive homes, it enjoys a quiet position along a peaceful country lane, surrounded by mature trees and open countryside. The nearby village of Boughton Monchelsea sits just beyond, offering a perfect balance between rural calm and everyday convenience.

Internally, the layout has been curated to maximise both comfort and character. Original beams and deep timbers frame each space, while contemporary finishes and an earthy palette bring a refined warmth throughout. The main living area is a generous open-plan room, where the lounge and dining zones blend seamlessly across oak floors, the two subtly defined by an exposed brick fireplace with inset log burner. A striking focal point, it brings atmosphere and charm to this social centre of the home, whether hosting friends or relaxing beside the fire.

To one end, the substantial kitchen is bathed in natural light, its vaulted ceiling adding a sense of height and drama. Bespoke cabinetry sits in harmony with the building's period bones, creating a calm and functional space for cooking, gathering, and everyday family life.

The bedroom accommodation is well considered, with three generous doubles positioned on the ground floor, including a spacious principal room with peaceful garden outlook. Two luxuriously appointed shower rooms serve this level, each styled with elegant tiling and contemporary fittings.

A further bedroom, with lobby is found upstairs, currently arranged as a peaceful guest room, with plenty of scope for use as a home office, reading room or teenager's retreat.





Step outside

The Stables

The gardens surrounding The Stables are a true extension of the home's atmosphere and charm. To the front, a fine level lawn and deep planting frame a large Indian sandstone terrace, ideal for al fresco dining and relaxed entertaining. To the rear, a hidden garden sanctuary unfolds across gently elevated levels, leading to viewing platforms that offer a breathtaking elevated vista over the rolling Kentish countryside. Whether it's a peaceful start to the day with morning coffee or a glass of wine at sunset, the setting brings the landscape into daily life, in a way that feels both private and expansive.

To either side of the property sit two substantial outbuildings. One, a large detached barn-style structure, currently provides excellent storage and workshop space. The other is a generous garage, attached to the main house and accessible from within, a practical and rarely available feature in a home of this style. Both buildings offer clear potential for future development, subject to the necessary planning permission, whether as additional accommodation, a home office, garden studio or annexe.

Freehold

Council Tax Band G

EPC Rating E

For mobile phone coverage in this area please look online

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

Utilities:- Electric / Mains Water / Phone / Broadband

Drainage is via private cesspool which is understood to be compliant - Professional advice should be sought

Maintenance of private water pipe is shared between houses on the road

Guide price £900,000 – £950,000



The Stables, Wierton Hill, Boughton Monchelsea, Maidstone, ME17

Approximate Area = 2058 sq ft / 191.1 sq m

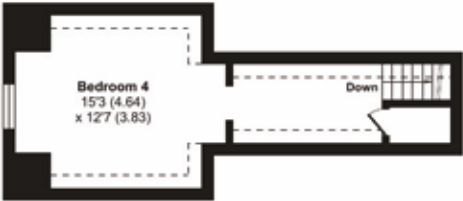
Limited Use Area(s) = 55 sq ft / 5.1 sq m

Garage = 124 sq ft / 11.5 sq m

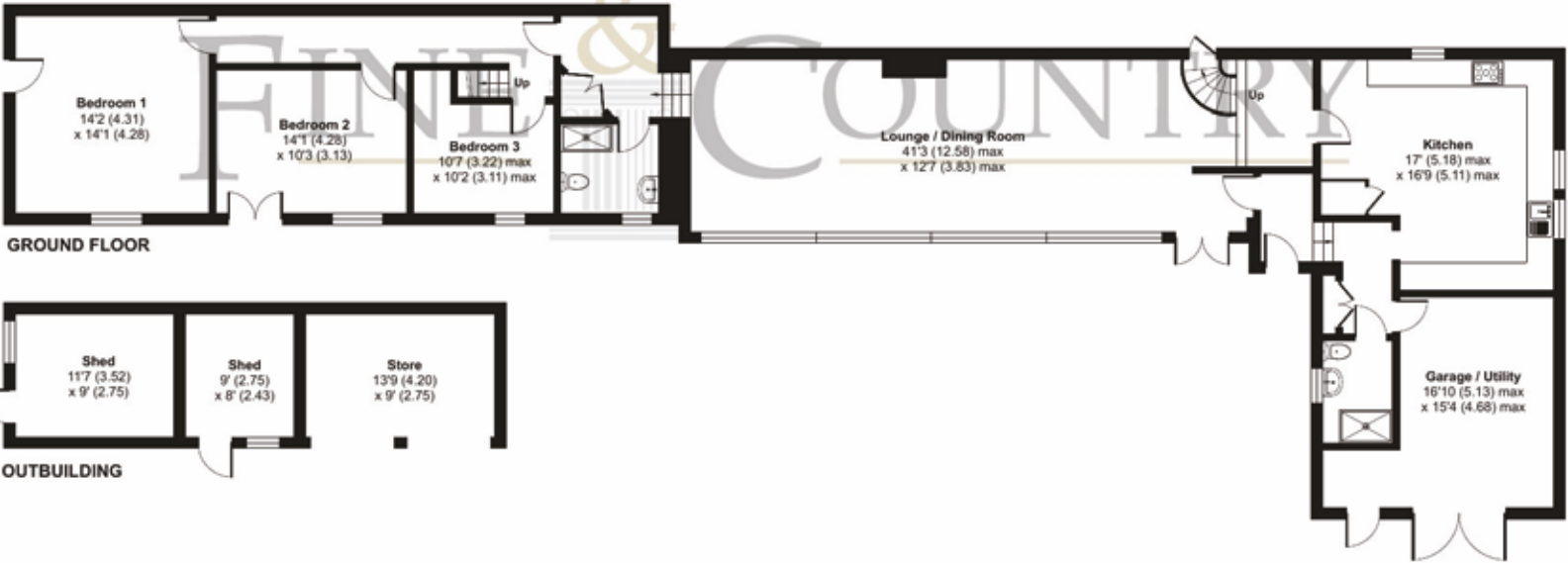
Outbuilding = 176 sq ft / 16.3 sq m

Total = 2413 sq ft / 224.1 sq m

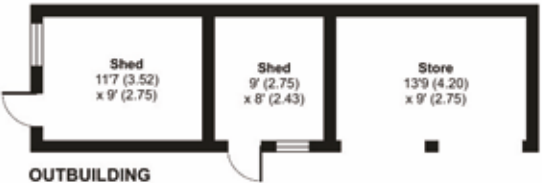
For identification only - Not to scale



FIRST FLOOR

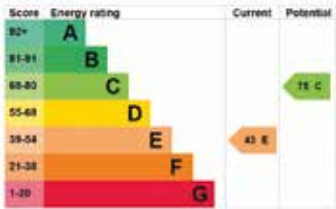


GROUND FLOOR



OUTBUILDING

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: 1327420



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



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