



The Orwell
Preston Hall | Culpeper Road | Aylesford | Kent | ME20 7FJ

Seller Insight

“Preston Hall is a magnificent Jacobean mansion and Jo, the present owner, explains that when she first saw the building it was covered in scaffolding, but she could see its grandeur and decided that she would love to love there. Seven years ago, she realised this dream and has loved her time savouring the space and luxury of this unique apartment.

Jo enjoys the entire apartment but her favourite room is the lounge.

"I particularly love to relax in this room, where from any area, I can look up and see the sky; or go to the mezzanine and look down into the elegant living area. It is a superb entertaining venue as you can cook and host, within chatting distance of everyone; and it is a fantastic party room where over a hundred guests have been easily accommodated."

"I have just loved the many features of this home - The glass fronted, five hundred hole wine room is also a very special feature, where you can sit at the table inside and enjoy the sense of being in your own private wine bar. The crystalised, glass encased, staircase is a recent addition and adds further delight to the design of the room. At the top of the staircase the master bedroom is a tranquil sanctuary, where you can watch the changing moods of the sky. The whole unique, joyous and welcoming space is a pleasure to spend time in."

The small private courtyard garden is ideal for sheltered al fresco dining and the pretty main garden with its lawns, water feature and benches is a place to stroll and relax. Jo will miss the view of the mansion as she comes along the drive and says it always reminds her of a scene from Downton Abbey.

Preston Hall is conveniently located close to West Malling with its wine bars and restaurants, whilst the Bluewater shopping centre and Maidstone are both only a short drive away. You can walk to Aylesford station or drive to West Malling.

"I will miss the generosity of this inspiring space, light and tranquillity but will take away many very fond memories. Above all I will miss the fact that George Orwell is purported to have lived in this very building in 1932 where he wrote his infamous book '1984'. This fact alone makes me feel part of the heritage that only a building like this can deliver."

* 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 Orwell

Fine & Country presents The Orwell, a remarkable residence of historic grandeur and contemporary elegance, discreetly positioned within the southwestern wing of the prestigious Preston Hall, a Grade II listed Jacobean manor surrounded by approximately 2.5 acres of beautifully landscaped communal grounds.

With its own private entrance and a rare sense of scale, The Orwell offers an exceptional lifestyle opportunity within one of Kent's most distinctive heritage conversions. Once part of a convalescent wing said to have housed George Orwell, this extraordinary three-bedroom apartment now blends rich architectural character with bold, modern design.

At the heart of the home lies a dramatic, double-height reception area, a vast open-plan living, dining and kitchen space defined by soaring ceilings, walnut flooring, tall sash windows and bespoke detailing throughout. A glass-fronted, temperature-controlled wine room adds a striking centrepiece, while the sleek kitchen and discreet utility area deliver everyday function with flair.

Above, a mezzanine level floats gracefully above the main living space. Accessed via a sculptural glass staircase, this versatile room offers a sense of calm and elevation, ideal as a further reception space, home office, or indeed as a generous third bedroom.

Two further bedroom suites are arranged across the ground floor, each beautifully appointed with bespoke walnut wardrobes and luxurious en suite facilities. The principal bathroom includes a deep tub for more restorative moments, with the overall finish throughout reflecting a consistent sense of care and quality.

Gas-fired central heating via period-style radiators and plantation shutters at each window complement the property's timeless feel, while a secure basement vault, comfortably exceeding the size of a single garage, offers rare and valuable storage space within the main building.





Step outside

The Orwell

The approach to Preston Hall is no less impressive, with a long, tree-lined carriage driveway leading to a grand central entrance, flanked by formal lawns, architectural planting and a restored water fountain. Residents benefit not only from ample parking, including two private bays for this home, but also from shared use of the magnificent central reception hall and the expansive, beautifully maintained gardens.

The picturesque village of Aylesford sits beside the River Medway and is just over a mile away, offering an appealing blend of character and convenience. Local amenities include shops, restaurants, pubs, schools, and a mainline railway station, while a Marks & Spencer food hall is within walking distance. Those needing to commute to London will appreciate the choice of nearby stations — Aylesford and Barming are both walkable, while Ebbsfleet International is just a 20-minute drive, offering high-speed links to the capital.

While the larger town of Maidstone lies only a few minutes away by car, the property also benefits from its proximity to the award-winning market town of West Malling, known for its eclectic mix of boutique shops, artisan coffee houses, wine bars, and highly regarded restaurants. Bearsted Village, with its charming green and relaxed atmosphere, is also close at hand for weekend strolls and a selection of well-loved eateries.

Road connections are excellent, with easy access to the M20 and M2 motorways providing swift routes to London, the Channel Tunnel and the Kent coast. For families, the area is well served by a range of educational options, including local primaries, secondary schools, and a choice of grammar and private schools in and around Maidstone.

For those requiring schooling, this region benefits from excellent variety, with primary and secondary schools within easy reach. Private schools and a choice of grammar schools can all be found in and around Maidstone.

Share of Freehold - Leasehold

125 year Lease - Commenced 1/1/2015

Ground Rent - To be confirmed

Service Charge - To be confirmed

Council Tax Band G

EPC Rating C

For mobile phone coverage in this area please look online

Superfast & Standard Broadband is available at the property

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

Guide price £700,000 - £750,000



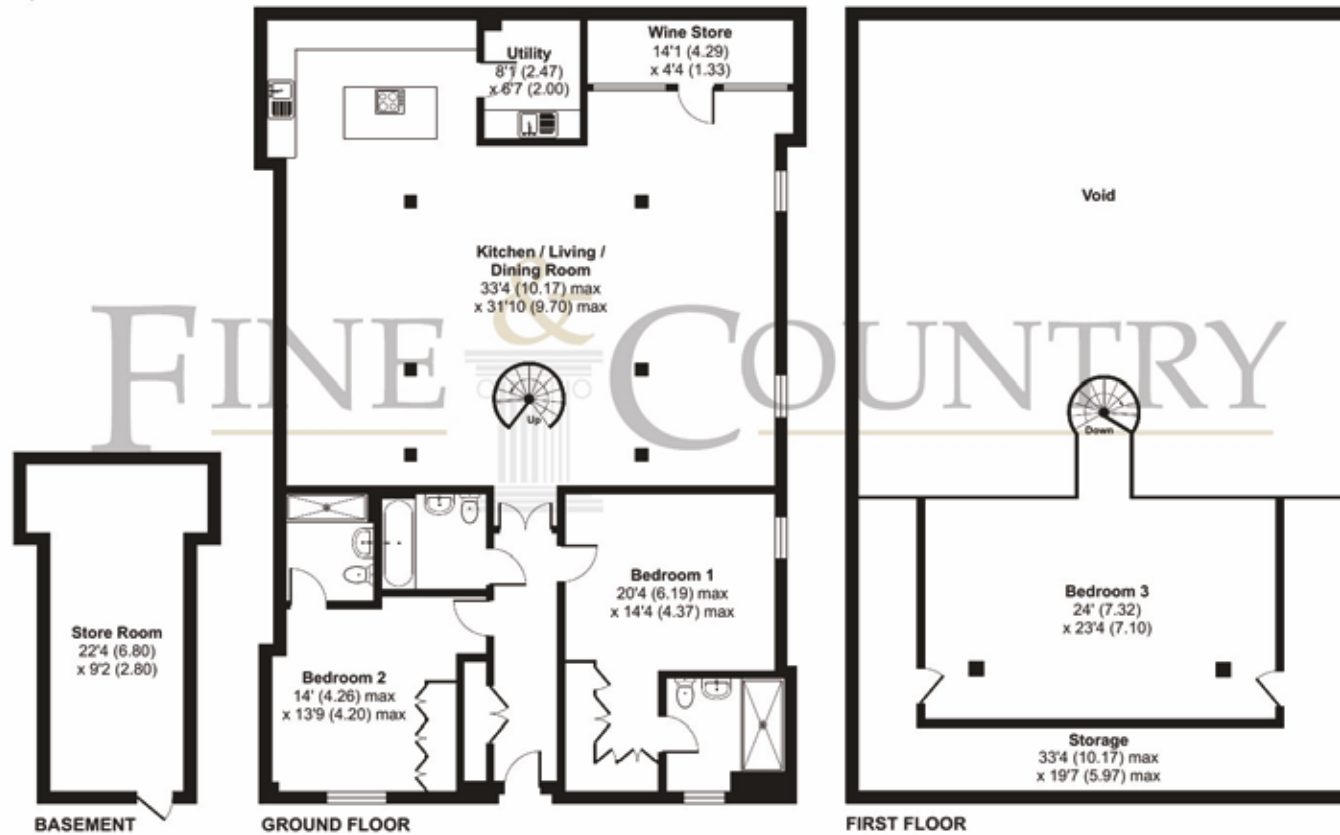
Culpeper Road, Aylesford, ME20

Approximate Area = 2455 sq ft / 228 sq m (includes storage & excludes void)

Basement = 220 sq ft / 20.4 sq m

Total = 2675 sq ft / 248.5 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). © nichecom 2025. Produced for Fine & Country (Kent). REF: 1327362

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 05.08.2025



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