



Aspley House
Avery Lane | Otham | Maidstone | Kent | ME15 8RZ

Seller Insight

“It was the peace, the views and the sense of countryside on our doorstep that first drew us to Avery Lane,” say the owners of this much-loved home. “On the way back from the school run I’d stop at the local farm for eggs and look out over the rolling hills with cows, sheep and horses – it still takes my breath away.”

Set in a semi-rural spot a convenient 12 minutes from Maidstone, the house enjoys 360° views across orchards and fruit farms. “We have cherry trees and blueberries at the back of the garden, and the walks are wonderful – past apple and pear orchards, hedgerows of blackberries and damsons, even a lovely path across the fields to our local, The Potting Shed.”

The Tudor-style property, with its Kent peg tiled roof, has been sympathetically extended. “We converted what was once a stable and later a log store into a stunning annexe with vaulted ceiling, beams and chandelier – it’s perfect as an office, but could easily be a granny annexe or Airbnb.” Another major project was replacing the conservatory with an orangery. “It’s the most fabulous room – light all year round thanks to the 7m ceiling lantern, underfloor heating and double doors opening to the garden. It’s a happy, sunny space and the view is fantastic.”

Inside, the house has been fully updated. “We’ve renovated every room, from the double bedrooms to the huge country kitchen with a granite island. We’ve added new appliances, modern lighting, and even a bar with stools for entertaining. The snug with its log fire is a favourite in winter – so cosy.” Using reclaimed ship’s timbers and beams from barns, the skirting boards, coving, stairs, banister and internal doors have all been crafted from oak. The garden is equally impressive. “We’ve planted for year-round colour and added lighting to make it magical at night. We’ve put in vegetable beds, there’s a herb garden by the barbecue area, and the patio has been completely redone. The garden is south-facing, and with direct access into the fields it’s brilliant for dogs.”

Community spirit is strong here too. “The neighbours are fantastic – friendly, sociable, and always there if needed. It’s also a great party house – you can have music on and not worry about disturbing anyone.”

“With retirement coming sooner than planned, it’s time to downsize. It has been the happiest family home in which to bring up our family.”*

* 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

Aspley House

Aspley House is more than just a home – it is a lifestyle. A place where character, comfort, and countryside living come together in perfect harmony. This enchanting Tudor-style residence sits gracefully on the edge of Otham, surrounded by Kent's orchards and fruit fields, where the rhythm of the seasons can be seen and felt from your own back garden.

From the moment you pass through the electric gates and along the sweeping drive, the sense of arrival is undeniable. The house itself, with its mellow brickwork and Tudor-inspired elevations beneath a Kent peg tiled roof, is rich with presence and charm.

Inside, the home has been thoughtfully designed for both family life and entertaining. The welcoming lobby opens to a gourmet kitchen/breakfast room. The impressive 33ft sitting/dining room, with its generous proportions and dual aspect, is the perfect backdrop for celebrations, while the adjoining orangery invites the outdoors in – a sun-drenched space that flows seamlessly into the garden on summer days. For quieter moments, there's a versatile office/spa room and a sun room linking through to the utility and dog room, with direct access to the double garage.

Upstairs, the accommodation feels restful and refined. Four double bedrooms offer space and comfort, with the principal suite providing a true sanctuary – complete with dressing area and private en-suite shower room. The remaining bedrooms are served by a beautifully updated family shower room.

The detached annexe is a triumph in its own right. With its soaring vaulted ceiling, fitted kitchen, and sleek shower room, it provides an inspiring space – ideal for visiting guests, multi-generational living, or even income generation through short-term letting. Premium windows with integral blinds add both style and privacy, while the sense of light and air gives the space real wow factor.





Step outside

Aspley House

Outside, the gardens are simply enchanting. Extending to around one third of an acre, they offer sweeping lawns, mature trees, and beautifully tended borders. The expansive terrace is made for gatherings, complete with an outdoor bar for summer evenings spent with friends, watching the sun set over the fields. In winter, the landscape provides a serene backdrop for cosy evenings indoors by the fire.

Aspley House is set within the historic village of Otham, known for its parish church and abundance of countryside walks that wind through orchards and farmland. The neighbouring village of Bearsted offers further amenities, including a London line station, while the county town of Maidstone, just 4.5 miles away, provides a wealth of shopping, dining, and leisure opportunities. For those commuting to London, Staplehurst Hollingbourne and Bearsted stations offer an easy connection to the City.

Freehold

Council Tax Band G

EPC Rating D

For mobile phone coverage in the area please look online

Ultrafast & Standard Broadband is available at the property, for more information please look online

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

Drainage is via private cesspool, which is understood to be compliant

Guide price £1,150,000 – 1,250,000



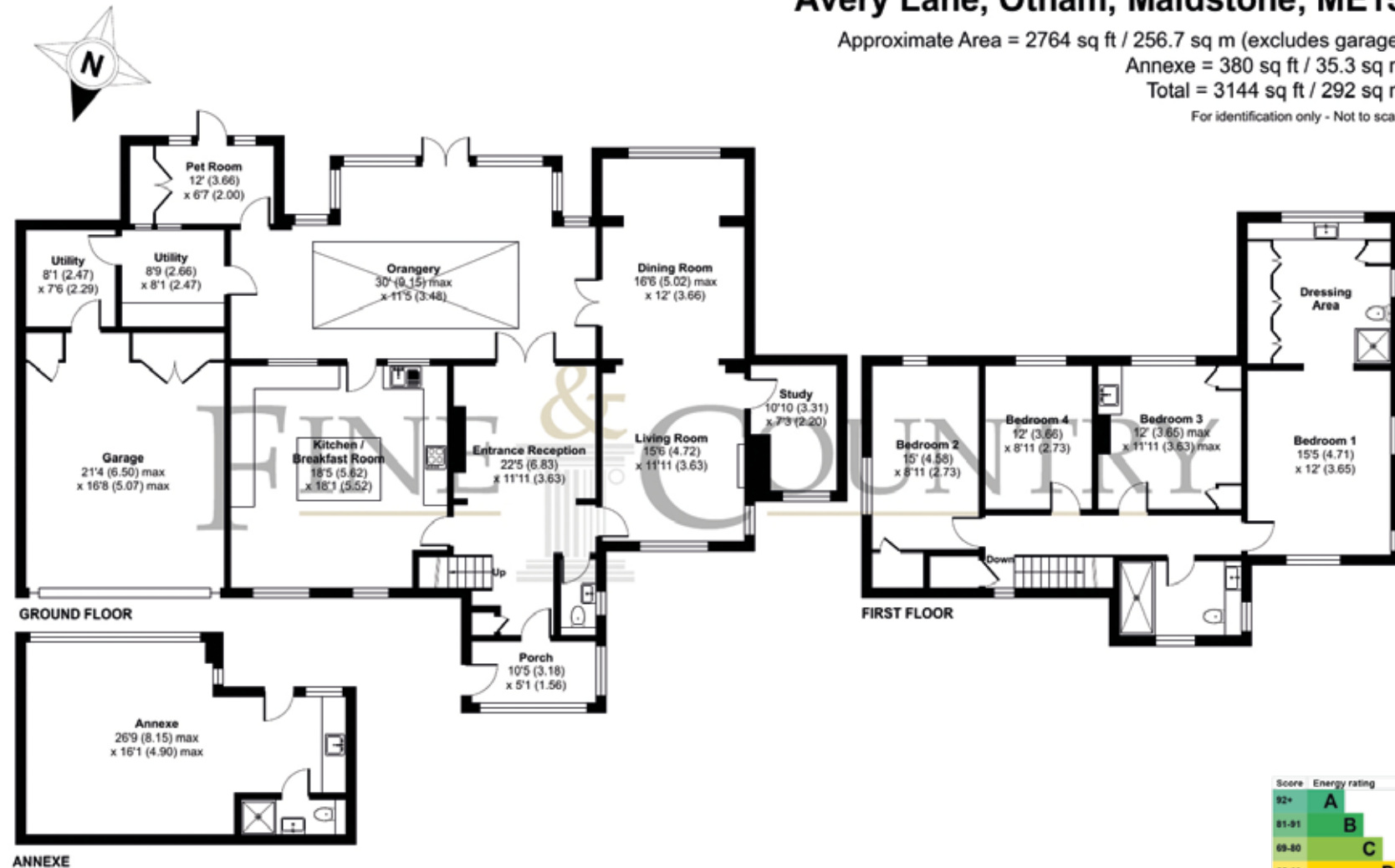
Avery Lane, Otham, Maidstone, ME15

Approximate Area = 2764 sq ft / 256.7 sq m (excludes garage)

Annexe = 380 sq ft / 35.3 sq m

Total = 3144 sq ft / 292 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: 1344621

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	59 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



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