



Pippins
282 Red Hill | Waterringbury | Maidstone | Kent | ME18 5LD

FINE & COUNTRY

Seller Insight

“When the present owners, Colin and Anita, discovered Pippins they were delighted by its family sized rooms, the large wrap around garden and its hilltop position with far reaching views that gently stretch across the neighbouring vineyards and countryside. The house has given them twelve very happy years.

Colin says during that time they have made major changes. They completely renovated inside and out, and added a two storey extension. They remodeled the garden, installed new fireplaces, kitchen, bathrooms, carpets and flooring, multiple electrical and energy upgrades, new double and triple glazing throughout. The house is now a home with a natural flow of rooms that are wonderful setting for family life and entertaining.

The light flooded, well equipped kitchen is a sociable hub where the family enjoys chatty meals and lively dinner parties. The bifold doors allow the room to flow naturally onto the decking, and Anita recalls parties for over a hundred when people have moved freely from the house to the decking and garden.

It is a home where each room is appreciated and where people can also find a space of their own for quiet down time. The living room with its real fire and dual aspect is perfect for formal entertaining and family relaxation, whilst the snug is a cozy place for an evening of television: and Colin says his study at the front of the house is a tranquil place to work. Anita loves to spend time in the garden studio which is a multi functional space and a place to spend some play or creative time.

The leafy garden is a delight and is cocooned by a row of mature trees. The lawns have been football pitches and camp outs for the children but are also an oasis of total calm where you can savour the setting sun and sit late into the evening with a blanket of stars above you, whilst enjoying a drink from the bar. There have been many happy times with friends sharing al fresco meals.

The views from the house are a real wow factor and even on a misty day there is a still a beauty that is overwhelmingly spectacular. This landscape begins just outside the garden gate, and you can walk for miles through the vineyards and woods. It is a very special location and is an easy stroll into the community minded and active village. The children can walk to the primary school and there are good secondary schools in nearby Maidstone. Vibrant and historic Canterbury, and the coastal towns are within easy reach, whilst local stations have a good service into Victoria and London Bridge.

Colin and Anita will miss the feeling of space in all the rooms, the privacy and life in a small village community. They take away many very happy memories.*

* 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

Pippins

Fine & Country presents Pippins, a home where elegance meets ease, standing proudly beyond five-bar wooden gates and gazing across the vineyards that sweep through the Kentish countryside. Within its 0.35-acre grounds, landscaped gardens frame a residence designed as much for quiet retreat as for vibrant family life.

Step inside, and light spills across interiors that have been reimagined for modern living. Parquet floors glow with warmth, soft carpets invite comfort, and contemporary finishes add refinement. The layout flows with a natural rhythm, spaces for gathering, corners for contemplation, rooms that invite conversation and others that promise calm.

The kitchen is the heart of Pippins, crafted with bespoke cabinetry and generous proportions. A breakfast area for mornings, a dining space for evenings, and bi-folding doors that dissolve the boundary between house and garden. Beyond lies a wraparound deck, the perfect stage for long summer suppers. A formal living room, filled with light from its double aspect, offers elegance, while the snug brings intimacy. A study provides versatility, easily transformed into a bedroom with a shower room close by.

Upstairs, five double bedrooms bring a balance of style and serenity. The principal suite indulges with fitted wardrobes, a luxurious en suite, and a Juliet balcony over the gardens. Bedroom two offers its own balcony with views across the grounds. The family bath/shower room is sleek and considered, serving the remaining rooms with ease.





Step outside

Pippins

The gardens are a haven, an expanse of green punctuated by specimen trees and flowering borders alive with colour and scent. An outbuilding has been transformed into a bar, part retreat, part social hub, while a separate garden studio provides space for work, wellness, or creativity.

Practicality is assured with a broad shingle driveway, plentiful parking, and a detached double garage with a room above, offering secure parking for cherished vehicles or scope for future conversion, perhaps an annex, subject to acquiring planning permission

Life in semi-rural Watlington holds its own special rhythm. Riverside walks along the Medway, traditional pubs, and a welcoming community capture the essence of nearby village living, while excellent schools and commuter links make it as practical as it is picturesque. Trains from the village station run to Maidstone and London, while the M20 and M2 connect swiftly further afield. For a change of pace, the boutiques and cafés of West Malling or the vibrant amenities of Maidstone lie just moments away.

Freehold

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 for more information please look online

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

Guide price £1,000,000 - £1,100,000



Red Hill, Waterringbury, ME18

Approximate Area = 2530 sq ft / 235 sq m

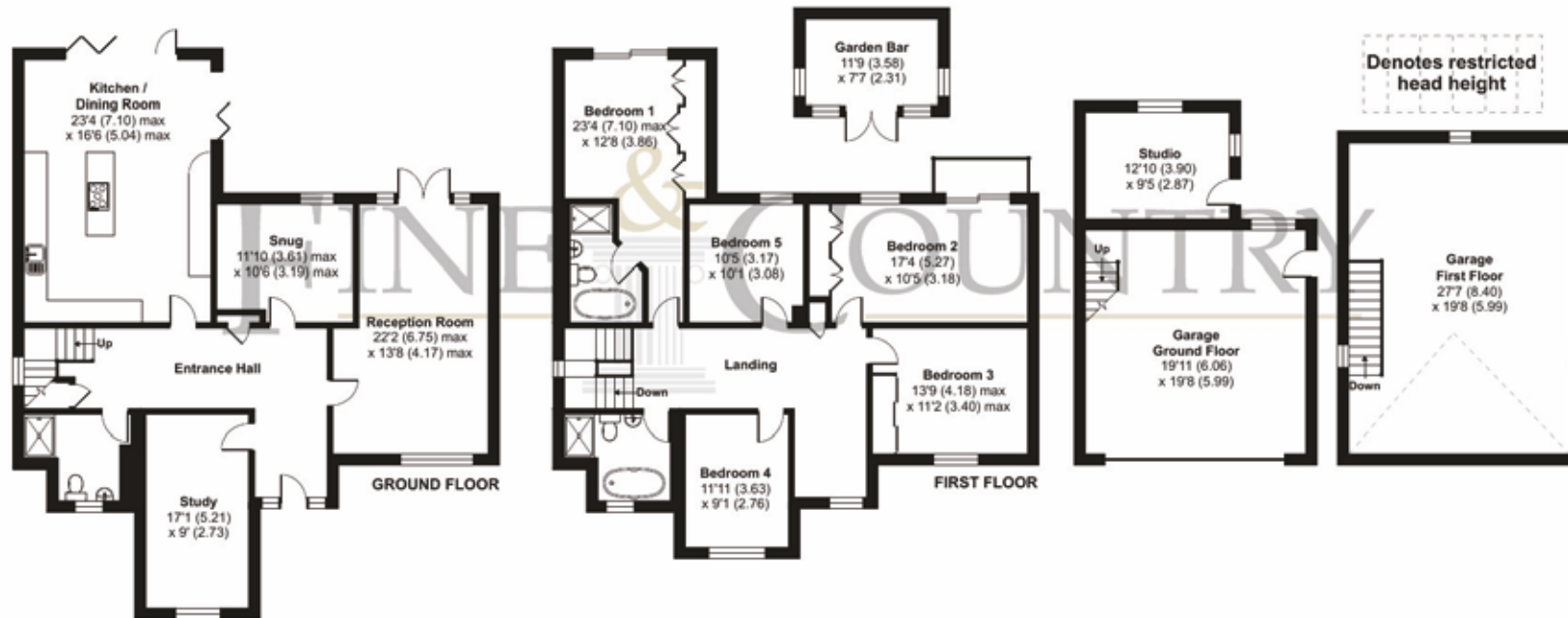
Limited Use Area(s) = 96 sq ft / 8.9 sq m

Garage / Studio = 972 sq ft / 90.3 sq m

Garden Bar = 90 sq ft / 8.4 sq m

Total = 3688 sq ft / 342.6 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). © richcom 2025. Produced for Fine & Country (Kent). REF: 1348559

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 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 10.09.2025



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