



Apartment 6
Rumwood Court | Sutton Road | Langley | Maidstone | Kent | ME17 3NN

FINE & COUNTRY

Seller Insight



Apartment six is a superb first floor apartment within this stunning Elizabethan manor house and offers an elegant and special living experience.

The apartment has been meticulously created for today's lifestyle, whilst retaining period detail with its high ceilings, leaded windows, part oak panelling and wooden floors. You enter the apartment from the impressive main hall and climb the grand staircase which sets the stage for the welcoming and pleasing character of number six.

The well equipped kitchen flows into the dining room, where, with candlelight flickering across the wooden panels and beams it is easy to imagine you are back in earlier centuries. The charm continues into the sitting room which can be a sophisticated setting for formal entertaining or a space for family relaxation; when you can sit by the window and savour the stunning views across the gardens and countryside beyond. The private balcony is a very special feature and a place to sit with a bright summer morning coffee, or an evening glass of wine, under a blanket of stars. The apartment has an ambience that creates a calm and peaceful atmosphere.

The setting of Rumwood Court is equally impressive and you can wander the twelve acres of idyllic grounds, the beautifully manicured gardens with topiary walkways and a Victorian walled garden. It is the perfect place to unwind after a stressful working day and take in the natural beauty around you.

Nearby Langley village has a busy social calendar centred around the village hall and Maidstone with its retail, educational and leisure facilities is only three miles away. There are excellent rail links into London and the M20 is a short drive away.

*Apartment, grounds and garden combine to create a huge wow factor and provides a relaxed sophistication perfect for living and entertaining.**

* 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

Apartment 6

Fine & Country presents Rumwood Court, a residence of historic richness and Downton Abbey-like elegance, set beyond electrically operated wrought iron gates and idyllically nestled within approximately twelve acres of beautifully managed communal grounds. This remarkable Grade II listed Elizabethan manor house, later enriched by Victorian craftsmanship, offers a sense of grandeur and occasion from the very first approach.

This desirable first-floor apartment captures the very essence of refined country living. Period features abound, from leaded windows and intricate oak panelling to high ceilings and exquisite detailing that celebrates the rich heritage of this extraordinary house. The approach through the sumptuous communal hall and up the grand staircase creates a fitting prelude to the elegant interior that follows.

Inside, the apartment offers three beautifully arranged bedrooms. One with luxurious ensuite facilities and two further bedrooms served by a well-appointed shower room, creating a layout that suits both relaxed private living and hosting visiting family or friends. The reception spaces evoke an atmosphere of timeless sophistication. The drawing room offers a warm ambience with its log-burning stove, vaulted ceiling and double aspect views, a space equally suited to quiet contemplation or relaxed conversation. The formal dining room, enriched with rich wood panelling and a sense of occasion, perfectly complements the well-equipped kitchen. A further reception provides a wonderfully flexible space for reading, listening to music, or enjoying the picture-gallery style setting.

A private westerly-facing balcony is a rare and special treat, a place for morning coffee as the grounds come to life, or an evening glass of wine as the sun dips behind the treetops and the gardens below take on a tranquil stillness.

The splendour continues outdoors. Twelve acres of magnificent grounds unfold in every direction, with manicured lawns, topiary walkways, pockets of woodland, a former Victorian walled garden, ornate formal planting, and a tennis court. It is a place to wander, breathe and simply enjoy the beauty of the Kentish countryside. The driveway, dressed in fine shingle, affords ample communal parking, while the property also includes a private garage, positioned conveniently close to the main house.

Rumwood Court enjoys a location of exceptional convenience. Nestled on the fringes of Langley and within easy reach of Maidstone, the area is renowned for its excellent schooling options, including nearby Sutton Valence, as well as its fine eateries, charming Kentish villages, and access to coastal towns. Commuters benefit from excellent road and rail connections offering swift routes into London and across the county.





Step outside

Apartment 6

A home of relaxed sophistication and heritage charm, Rumwood Court offers a lifestyle that is both refined and deeply comforting, delivering an elegant blend of history, beauty and modern-day ease.

Share of Freehold - Leasehold

999 Year Lease

Commenced 8/3/1991

Council Tax Band E

EPC Rating D

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 / Gas / Mains Water / Mains Drainage / Satellite / Phone

Annual Service Charge £5,827.44

Guide price £575,000 - £600,000



Rumwood Court, Sutton Road, Langley, Maidstone, ME17

Approximate Area = 1945 sq ft / 180.6 sq m

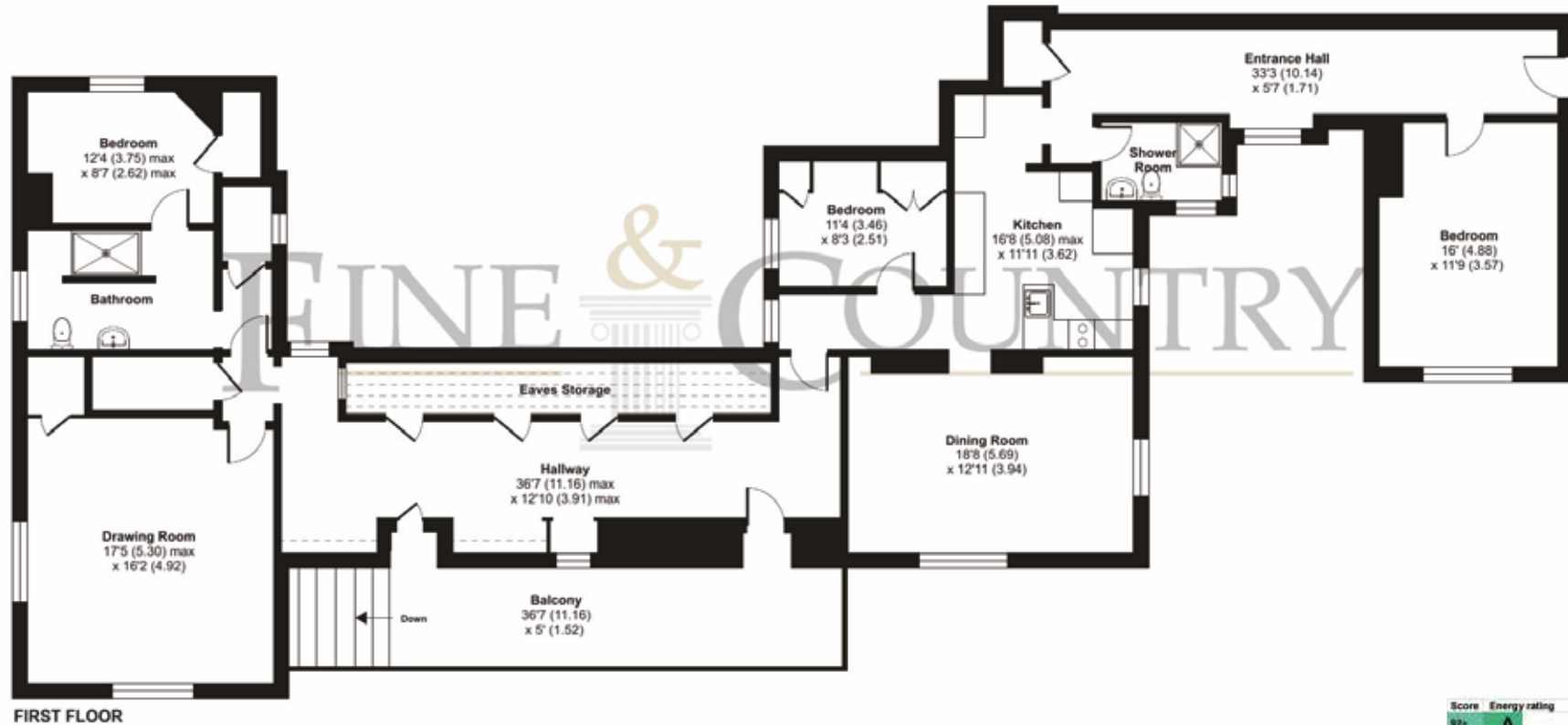
Limited Use Area(s) = 121 sq ft / 11.2 sq m

Total = 2066 sq ft / 191.8 sq m

For identification only - Not to scale



Denotes restricted head height



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: 1384769

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	56 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 30.10.2025



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