



The Limes
201 Tonbridge Road | Waterringbury | Kent | ME18 5NY

Seller Insight



The Limes has been at the heart of our family for over sixty years. My parents bought this house when I was seven, and it has been a home filled with warmth, laughter, and unforgettable memories ever since. Now, as we pass it on to a new owner, we hope to find someone who will cherish it as much as we have.

This elegant Regency-style home is beautifully proportioned, with spacious, light-filled rooms that feel both grand and welcoming. The fabulous marble-tiled hallway makes a striking first impression, while the drawing room overlooks the meticulously maintained garden, which is a space my mother took great pride in. French windows from the dining-sitting area and drawing room open onto the garden, seamlessly blending indoor and outdoor living – perfect for entertaining or quiet reflection.

The house offers 6 – 7 bedrooms, including one that once housed my father's model railway, and a separate flat with its own staircase, ideal for elderly relatives or versatile living arrangements. The well-sized rooms, coupled with the property's thoughtful layout, make it equally suitable for family life and hosting parties of all ages.

Set in a peaceful location, the property features a sweeping driveway leading to a large front lawn bordered by magnificent flowerbeds. Beyond, the garden slopes gently down to an orchard, with additional lawns, magnolia trees, and vibrant planting, creating a private, serene retreat spanning three-quarters of an acre.

Conveniently located for the railway station, major roads, and excellent schools – including Tonbridge School and the Maidstone Grammar Schools – The Limes combines elegance, practicality, and charm. There are plenty of beautiful walks to choose from in the area too.

This is a friendly, light-filled home that has been loved for generations, and it offers the rare opportunity to live in a house with both character and soul. We hope its next chapter will be as happy and memorable as the last sixty years have been for our family."

* These comments are the personal views of the current owner 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 Limes

Fine & Country presents The Limes, a gracious and beautifully proportioned Regency residence offering classical architectural elegance, generous accommodation and exceptional potential, quietly set within its own private grounds in the heart of Wateringbury.

Held within the same family for over sixty years, The Limes has been a much loved home, its character shaped by decades of everyday life and quiet celebration. High ceilings, sash windows and balanced proportions reflect a refined era of design, while today presenting a rare opportunity for a new owner to enhance and personalise the house, blending period charm with twenty first century features.

The approach is both impressive and welcoming, with a sweeping driveway and broad frontage framed by established planting. Inside, a striking marble tiled hallway creates an immediate sense of arrival and introduces the scale and elegance found throughout the home. From here, five reception rooms enjoy a warm, westerly orientation, each connecting naturally with the garden and drawing in the afternoon and evening light, creating a calm and inviting atmosphere.

The large breakfast room sits just off the kitchen and is well suited to everyday family use or more intimate gatherings. The formal dining room and sitting room form an appealing pair, interconnected by imposing oak bifold doors, allowing the spaces to flow together when desired. Both have open fireplaces and French windows opening onto a veranda and the garden. The largest reception room, the drawing room, can accommodate a sizeable gathering of people. It too features an open fireplace, together with a large bay window with French doors opening onto

the garden. The conservatory offers a lighter, more informal place to relax, with garden views that change with the seasons.

The kitchen represents one of the most exciting opportunities for enhancing the property. Beyond it, a passageway leads to a series of storage rooms, offering scope, subject to the necessary consents, to be thoughtfully incorporated into the main house. Together, these spaces invite the creation of a larger kitchen and family room, perhaps complemented by a utility or boot room, for a layout that reflects modern patterns of living while sitting comfortably within the home's original scale, proportions, and architectural rhythm. A ground floor shower room and cloakroom add everyday convenience, while a substantial cellar below offers excellent storage and further potential.

An elegant elliptical staircase rises to the first floor, where there are seven bedrooms, reflecting the generous proportions and adaptability of the house. Two bathrooms and an additional w.c. serve this level, and the layout lends itself well to reconfiguration, allowing for the creation of en-suite facilities where desired. The bedrooms are well proportioned and naturally bright, offering calm and comfortable accommodation.

Now ready for its next chapter, the interiors invite reimagining and enhancement, offering the opportunity to introduce twenty first century features throughout. With its generous proportions, high ceilings and strong architectural framework, The Limes lends itself beautifully to a considered blend of contemporary comfort and classical design, allowing a new owner to create a home that feels both current and enduring.







Outside, the garden extends to approximately three quarters of an acre, forming a private and tranquil setting. Meandering lawns are interspersed with mature shrubbery, specimen trees and colourful flower beds, adding structure and seasonal interest. A sheltered veranda sits comfortably within the landscape, providing a peaceful spot for a morning coffee or an evening drink while taking in pleasing views across the garden. The grounds offer privacy, space, and a distinctly English feel, ideal for quiet reflection or relaxed outdoor living, and gently slope down to an orchard.

The Limes enjoys a secluded position within the desirable village of Watlington, which offers a primary school, village hall, post office and a welcoming pub. Bow Bridge Marina on the River Medway lies close by for those of a boating persuasion, while Maidstone town centre provides a wide range of shopping, dining and leisure facilities. There are excellent primary, secondary and grammar schools in Maidstone and, slightly further afield, Tonbridge and Tunbridge Wells. The nearby market town of West Malling further enhances the appeal with its boutique shops, cafés and restaurants.

Commuter links are well catered for, with straightforward access to the M20 and M2

motorways and a selection of nearby mainline railway stations offering direct services to London and the coast.

The Limes represents a rare opportunity to acquire a substantial and elegant period home, offering space, character, and the freedom to create something exceptional. A house of enduring appeal, ready for its next chapter. Contact Fine & Country today to arrange your exclusive viewing and experience the allure of this remarkable residence.

Freehold

Council Tax Band G

EPC Rating D

For mobile phone coverage in this area please look online

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

Utilities: - Electric / Gas / Mains Water / Mains Drainage / Phone / Broadband

The property owns the driveway, over which four neighbouring properties enjoy rights of access to their respective private driveways. Maintenance is dealt with on an ad hoc basis.

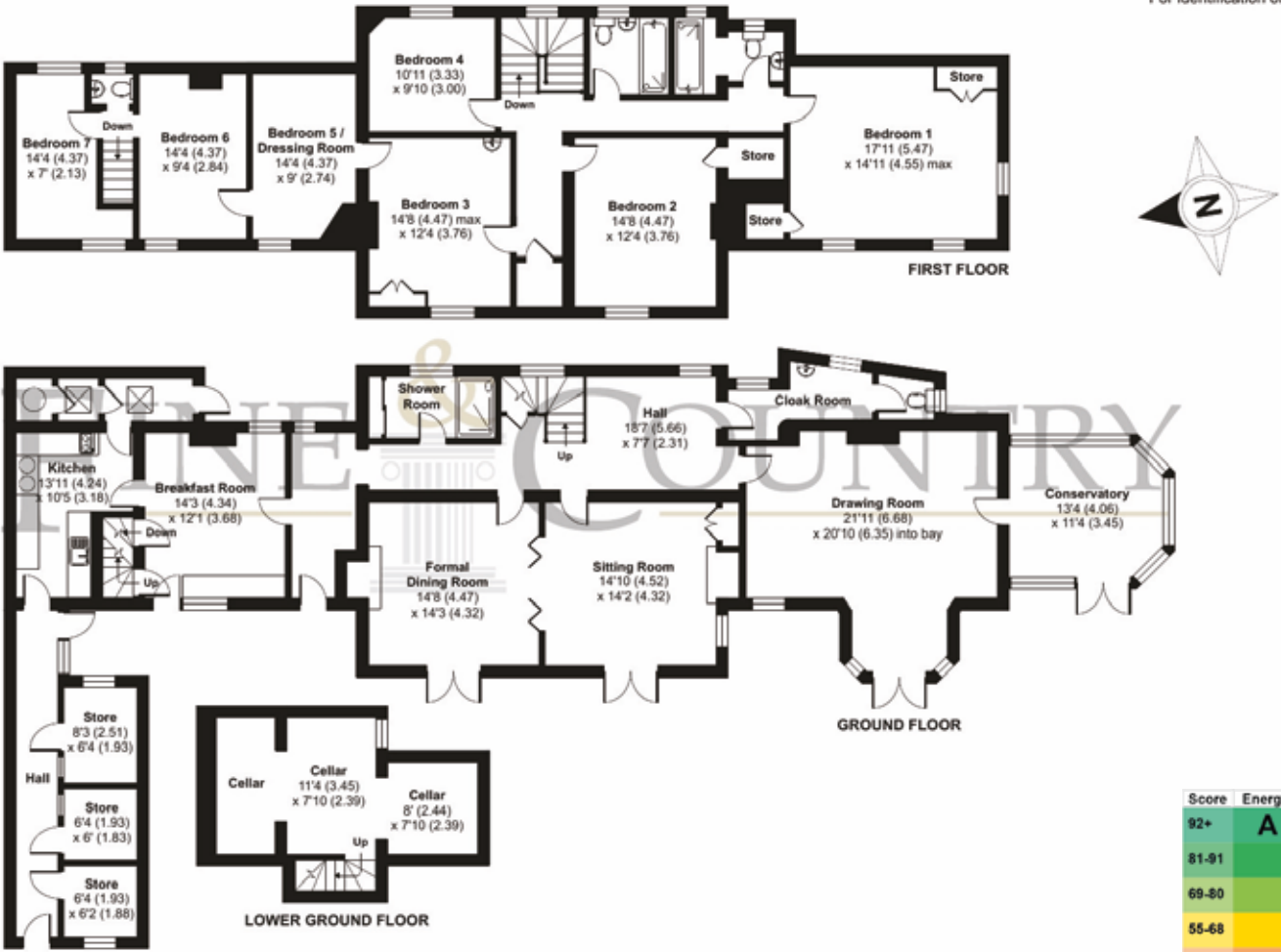
Guide price £1,100,000 – £1,200,000



Tonbridge Road, Waterringbury, ME18

Approximate Area = 3994 sq ft / 371 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). © nitchecom 2025. Produced for Fine & Country (Kent). REF: 1386155

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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