



The Coach House
New Road | Langley | Maidstone | Kent | ME17 3NE

Seller Insight

“Tucked away in a very pretty semirural setting, just four miles from Maidstone town centre is The Coach House, a handsome period home that sits in around an acre of wonderfully mature grounds. “We must have looked at almost twenty properties before we came across The Coach House, but the minute we set eyes on it we knew it was the place for us,” says the owner. “The setting is like a little oasis; it’s very peaceful here and really picturesque so we feel as if we’re living deep in the countryside, and yet we have a large supermarket only a few minutes down the road, we’re just a short drive from the M20 and we can hop on a train at nearby Bearsted station and be in London Victoria in just over an hour. It’s a place that offers the best of everything.”

“The house itself dates back to c1897 and it was beautifully converted into a family home back in the 1950s. When we bought it twenty-five years ago it was in really good condition and it offered all the space we could possibly have wished for, but the décor was boring and dull and so over time we’ve worked our way through every room and really put our stamp on it. I’d say that the interior design is now a really nice mix of old and new. Downstairs we have elegant wood panelling and big fireplaces so it’s very in keeping with the style of the house and has a really warm and welcoming feel, however upstairs it’s much more modern and I suppose more fun. It’s quite quirky in terms of the layout, but it works incredibly well for modern family life and entertaining. I love absolutely everything about it so it’s going to be a real wrench to leave.”

“The house sits at the end of a long sweeping driveway, which is edged with magnificent Scots pine that must be well over one hundred years old, so the approach is just lovely,” continues the owner. “We also have a large private driveway, a pretty garden and a huge pond all to the front of the property, and then at the back we have an open lawn that overlooks the fields beyond so the outlook is just lovely. It’s so peaceful out there and it’s an absolute haven for wildlife; I love to sit out on a warm summer’s evening with a cold glass of wine and just soak it all in.”

“My husband would probably choose the kitchen, which has bi-folding doors at one end so when the sun is shining we can extend the space out onto the patio. However, my favourite room is definitely the dining room. It features beautiful oak panelling and we’ve installed a wood burner in the large fireplace, which creates a lovely atmosphere, particularly at Christmas when the room is festooned with decorations.”

“As I said before, in my opinion the location offers the best of everything. The setting has a rural feel and yet we have everything we could possibly want or need practically on the doorstep, including four top grammar schools, so it’s also a fabulous place to bring up a family.”

“At one end of the house is a bedroom with its own staircase. It has access to one of the reception rooms so there could be the potential to create an annex, which would be ideal for multi-generational living or even a teenager.”

“Unfortunately the house is just too big for us now, but if we could find an identical property on a much smaller scale I’d be over the moon,” says the owner. “It’s a beautiful house and a wonderful environment in which to raise a family. What will I miss about it? Absolutely everything.”*

*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 Coach House

This extremely impressive Victorian five bedroom detached residence is perfectly nestled within its own private parkland style gardens situated in a highly desirable semi-rural location within the Kentish countryside.

Affording nearly 3,000 square feet of living accommodation this versatile family home is currently configured over two floors. The property exhibits strong evidence of its past with charming period features to include exposed beams and a bay window within the sitting room and an exposed brick fireplace, inset log burning stove, walnut flooring and wonderful oak panelling to the walls within an imposing dining room.

A well equipped kitchen/breakfast room with bi-folding doors opens to a patio, perfectly positioned to enjoy al fresco dining whilst taking in the views of the beautifully manicured garden. A large family room supports the kitchen whilst a study, boot room and two downstairs cloakrooms provide essential practicality and convenience.

Twin staircases rise to a first floor boasting a total of five double bedrooms and extensive storage. The master suite affords a dressing room and luxurious en-suite facilities with a freestanding pebble style bathtub and walk-in shower enclosure. A family bathroom supports the remaining bedrooms.











Step outside

The Coach House

The Garden

This parkland style garden is predominantly laid to lawn, interspersed with a range of mature oak, walnut, apple and pear trees. Prolifically well stocked flower beds provide shape to the garden and exhibit a range of mature shrubbery, specimen trees and herbaceous plants creating a haven for wildlife. A large pond with a stunning water feature provides a stunning focal point. Beyond the garden far reaching views over the neighbouring fields can be enjoyed.

The Approach

The property is situated at the end of a long private road, enjoying a private/secluded location in conjunction with one immediate neighbouring property.

Parking

The property benefits from having a private driveway to both the front and rear, providing sufficient parking for several vehicles.

The Location

The property is conveniently situated close to the popular village of Sutton Valence and is within easy reach of private, state and grammar schools. The nearest mainline rail station is found in Headcorn, which offers direct services to the Capital. The motorway network is also just a short drive away via Junction 8 of the M20 at Leeds Castle.

This region of Kent is extremely popular. The rolling countryside when coupled with the excellent amenities on offer within numerous nearby villages and Town of Maidstone make this an ideal base for families and those wishing to pursue their dream of a quiet life in the country.

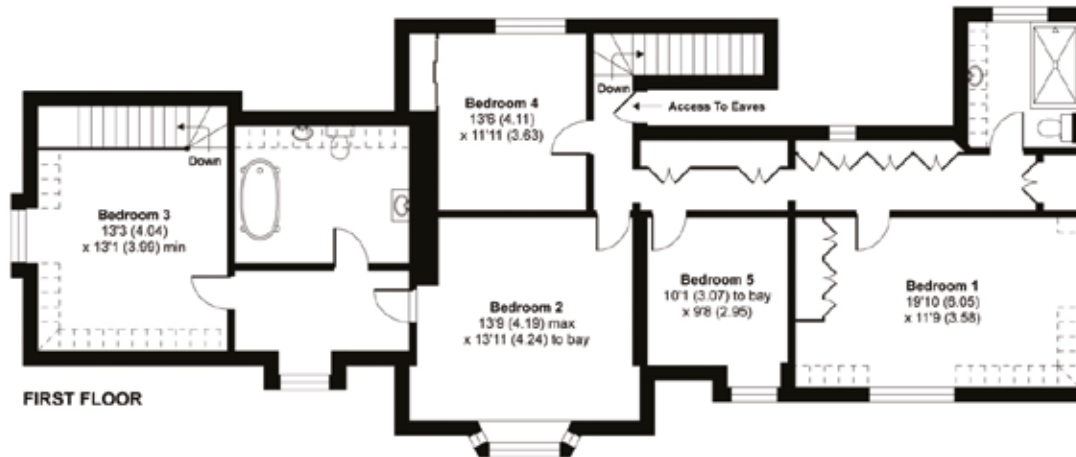




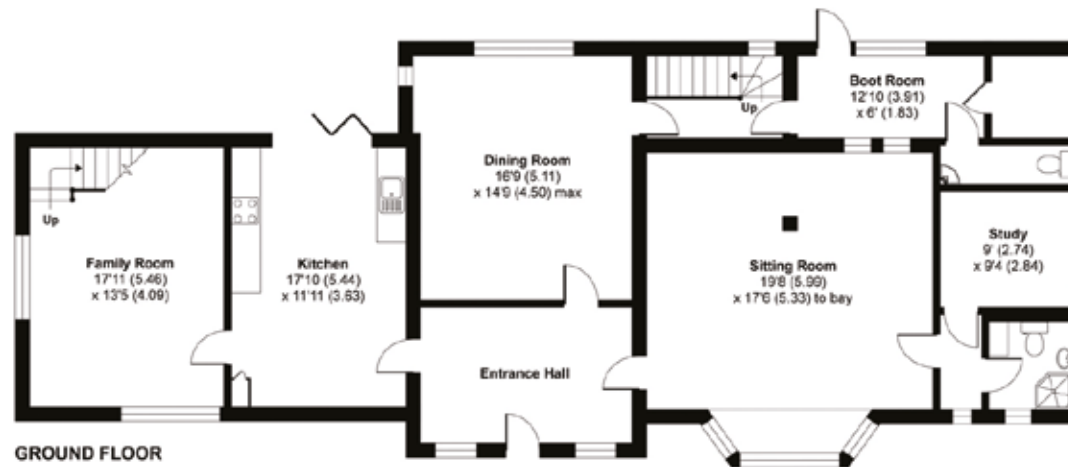
The Coach House, New Road, Maidstone, ME17

Approximate Area = 2932 sq ft / 272.4 sq m

For identification only - Not to scale



Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Fine & Country. REF: 568128



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 © 2020 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 ME1 4 1BS. Printed 16.06.2020





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