



The Adam Suite
Colesdane | Stede Hill | Harrietsham | Maidstone | ME17 1NP

 FINE & COUNTRY

Seller Insight



The Adam Suite has been our home for the past ten years. We wanted somewhere that felt safe, somewhere we could just lock up and leave when we travelled."

"It had everything we were looking for - high ceilings, wonderfully spacious rooms and most importantly the views it offered. During the war, the building was taken over and used as Montgomery's headquarters and there's just something special about living somewhere with such a strong sense of history."

"Over the years, we've completely modernised the home, and we're incredibly proud of what we've created. We've put a lot of love into it, particularly the kitchen, which was recently refurbished. It's one of my wife's favourite rooms, with plenty of storage and a finish we're both really proud of. The conservatory on the top floor floods the home with light and the private lift directly into the apartment has also been a real bonus."

"For me, my favourite room has always been the lounge. The dual-aspect views are simply wonderful, and I don't think you ever really get tired of looking out across them."

"The grounds here are truly exceptional. There's a beautiful woodland walk, ponds and a rose garden. In the summer, it's particularly spectacular. We've even been able to watch the fireworks from Leeds Castle from the garden."

"Perhaps the most special part of the home is the roof deck. The views are, quite honestly, out of this world. They offer 360 degrees views across the North Downs, completely uninterrupted, and the sunsets are incredible. We regularly see Spitfires flying overhead, as well as kites and all sorts of beautiful birds in the trees. Despite being so well connected, it's incredibly peaceful and feels very secluded."

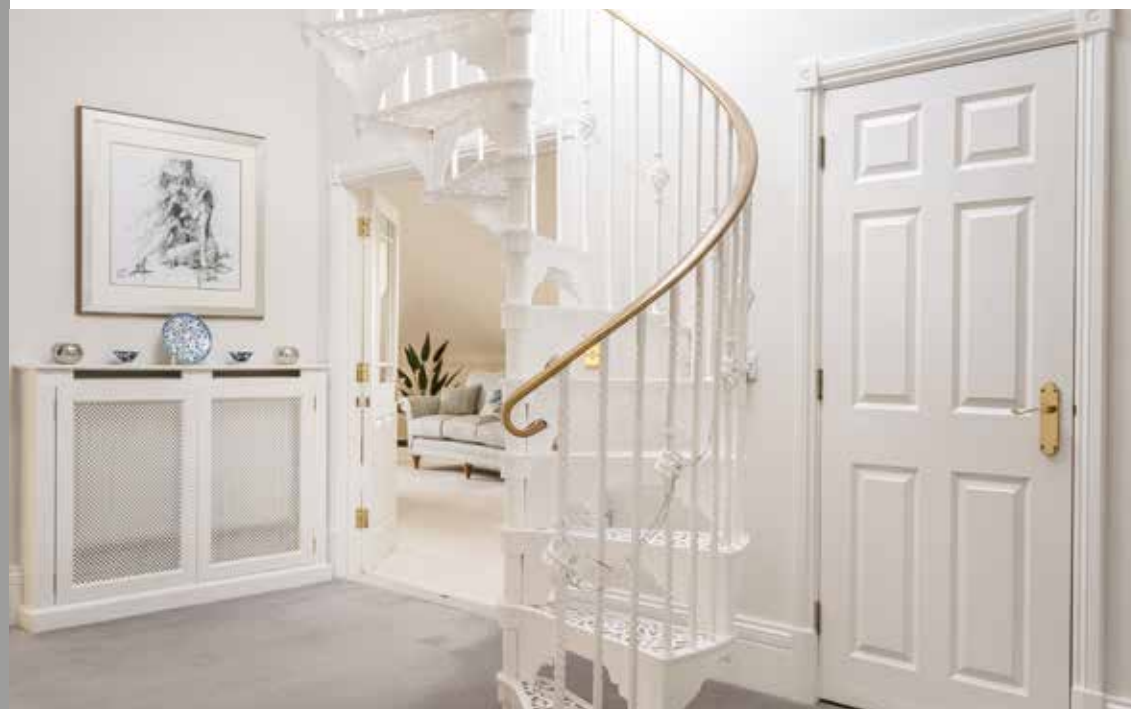
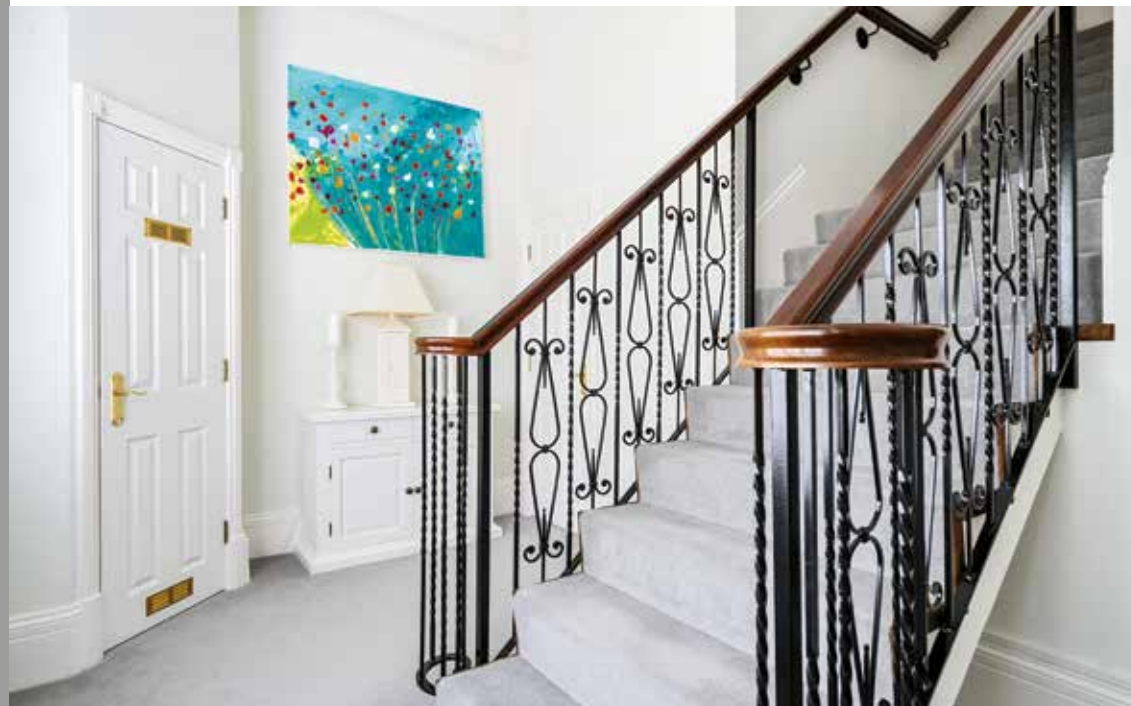
"We've been so lucky to have a home that's perfect for entertaining. We travel a lot, but when we are here, we love having people over, and the roof deck has been an amazing place to entertain friends and family."

"One of the other things we'll really miss is the community. There are only eight of us here within the development, so it feels very friendly and personal. We have our own WhatsApp group, and there are lovely pubs nearby and a croquet lawn where we all get together and play."

"During lockdown, we realised just how privileged we were to have the grounds. We made a firepit with log seating around it, and some of our happiest memories from that time were spent sitting around the fire together."

"What will we miss most? Without a doubt, the views. They were what sold the home to us in the first place, and after ten years, they still take our breath away."

* 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

The Adam Suite

Fine and Country present The Adam Suite, an exceptional penthouse occupying the entire upper floor of the distinguished Colesdane mansion. Offering nearly 4,000 square feet of beautifully appointed accommodation, together with a spectacular private rooftop terrace, combines the grandeur and proportions of a country house with the privacy and convenience of an exclusive penthouse, with the benefit of approximately nine acres of communal landscaped gardens and woodland.

Arriving by private lift, the sense of exclusivity is immediate. Palatially sized rooms unfold beneath impressive ceilings, with tall windows, ornate cornicing and an elegant blend of classical detailing and contemporary luxury. Generous proportions and spaces bathed in natural light create an atmosphere that is both grand and inviting, complemented throughout by an abundance of fitted storage.

The principal reception room is a magnificent entertaining space, extending to almost 30 feet and enjoying a wonderful double aspect. An elegant marble fireplace, bespoke cabinetry and abundant natural light give the room a sense of occasion, whilst its generous proportions allow it to work equally well for formal entertaining or relaxed family life.

At the heart of the apartment, a bespoke Tom Howley kitchen and breakfast room enjoys views across the surrounding countryside. Classic shaker cabinetry, Silestone quartz surfaces and a substantial central island create a sophisticated setting for everyday living, with the adjoining dining room providing an elegant space for more formal occasions. Generously proportioned and highly versatile, it could equally lend itself to a games or cinema room, offering flexibility to suit the changing needs of its occupants.

For those working from home, the accommodation offers an additional degree of flexibility. A bespoke fitted office has been thoughtfully created within the room adjoining the principal bedroom, originally designed as a dressing room. Beautifully fitted and fully equipped for home working, it could equally be reinstated as a private dressing room should that be preferred.

The principal bedroom is a peaceful retreat, overlooking the grounds and featuring extensive fitted dressing space and a luxurious en suite bathroom. Two further bedrooms provide excellent additional accommodation, one with its own en suite and dressing room, complemented by a further shower room and WC.

Above the apartment, an ascending spiral staircase leads to a beautiful glazed terrace room, creating a remarkable space from which to appreciate the setting in all seasons. Beyond, a wraparound roof terrace provides an exceptional 360-degree outlook across the Kentish landscape, with views extending towards the Kent coast. Elevated above the surrounding countryside, it is an extraordinary setting for entertaining, relaxing, or simply watching the changing light across the landscape.

On clear evenings, the terrace provides memorable sunsets and a wonderful vantage point from which to enjoy the fireworks at nearby Leeds Castle, further enhancing what is an exceptional private retreat.





Step outside

The Adam Suite

Outside, Colesdane is approached along a sweeping tree lined private driveway before arriving at the impressive mansion and landscaped forecourt. The Adam Suite benefits from a private double garage with electric door, remote access and additional storage, whilst the surrounding grounds offer an extraordinary extension to the home.

Approximately nine acres of communal landscaped gardens and mature woodland provide a rare sense of space and privacy. Meandering paths lead through formal lawns and secluded areas to an Italian garden, rose garden, ponds, croquet lawn, Italian inspired pavilion, grotto and summer house. Within the woodland are wildlife areas, hidden seating and a private campfire setting, creating an unusual connection with nature rarely associated with apartment living.

The surrounding countryside is equally compelling, with the historic Pilgrims' Way and North Downs Way close by, providing an exceptional network of walking and cycling routes through the Kent Downs. Harrietsham is a longstanding village with a rich heritage, while the wider landscape is characterised by rolling chalk downland, woodland and far reaching views.

The setting also places Leeds Castle within easy reach, one of Kent's most celebrated historic estates. Harrietsham village and railway station are close by, with services to London Victoria taking approximately 70 minutes, while the M20 provides swift access towards London and the Channel Tunnel, reachable in around 40 minutes.

Lenham and Hollingbourne provide further village amenities, pubs, restaurants and sporting facilities, with golf courses including Leeds Castle and The Ridge within easy reach.

The Adam Suite is a residence of rare scale and character, offering the proportions and grandeur of a substantial country house with the privacy, security and ease of an exclusive penthouse. With nearly 4,000 square feet of palatial accommodation, dedicated home working space, an abundance of storage, private grounds and an extraordinary glazed terrace room opening onto a wraparound roof terrace with 360 degree views, it represents an exceptional and highly distinctive way of living.

Share of Freehold - Leasehold

999 year lease commenced 1/1/2000

974 years remaining

Council Tax Band G

EPC Rating D

For mobile phone coverage in the area please look online

Superfast Broadband is available at the property, for more information please look online

Utilities: Electric / LPG / Mains water / Cable TV or satellite / Phone / Broadband

Sewage Treatment Plant shared with 8 apartments within the grounds, understood to be complaint - Professional advice should be sought

Ground Rent £1

Annual management charge approx. £8000pa 2025/2026

Guide price £1,200,000



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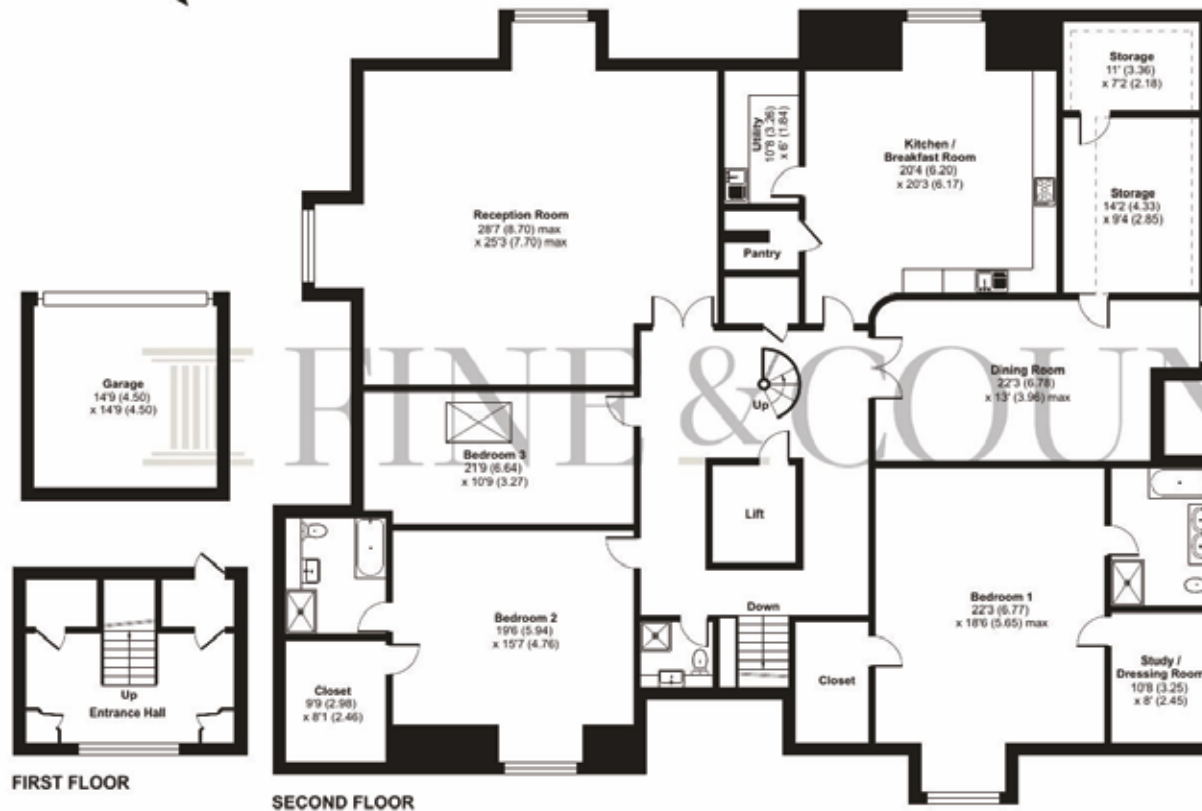
Approximate Area = 4111 sq ft / 381.9 sq m

Limited Use Area(s) = 133 sq ft / 12.3 sq m

Garage = 218 sq ft / 20.2 sq m

Total = 4462 sq ft / 414.4 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 2026. Produced for Fine & Country (Kent). REF: 1504352



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