



Fairbourne Manor
Fairbourne Lane | Harrietsham | Maidstone | Kent | ME17 1LN

 FINE & COUNTRY

Step inside

Fairbourne Manor

Fine and Country present Fairbourne Manor, an exquisite Grade II Listed country residence of exceptional character and distinction, beautifully positioned within approximately two acres of enchanting, landscaped grounds in one of Kent's most idyllic rural settings. Thoughtfully curated and sympathetically enhanced by the current owners, this remarkable family home effortlessly balances the romance and architectural integrity of its 17th century heritage with the refined elegance and comfort expected of contemporary living.

Beyond its handsome façade lies a home of immense warmth and versatility, extending to over 9,000 square feet including an impressive, detached Kentish barn. Throughout the property, charming period features blend seamlessly with sophisticated modern enhancements, creating interiors that feel both timeless and relevant. Exposed beams, leaded light windows, deep inglenook fireplaces and striking stone arched windows sit harmoniously alongside luxurious bathrooms, beautifully appointed living spaces and a carefully considered flow designed for modern family life.

The welcoming reception hall immediately sets the tone, introducing interiors rich in character yet wonderfully light filled, where an abundance of natural light pours through elegant windows and doors framing delightful views over the gardens.

At the heart of the home sits a magnificent kitchen and breakfast room, a beautifully designed social hub perfectly suited to both everyday family living and entertaining on a grand scale. Elegant shaker style cabinetry is paired with sleek work surfaces and a range of integrated appliances, creating a space equally suited to relaxed breakfasts as it is to culinary creativity and refined hosting. A substantial central island provides further preparation and seating space, while the open arrangement allows for effortless interaction and entertaining.

Positioned just beyond, the charming garden room offers an altogether more tranquil setting. Framed by striking architectural stone arched windows overlooking the grounds, this delightful space provides the perfect spot for morning coffee, quiet reading or relaxed conversation, while the ever changing views across the gardens create a wonderfully calming atmosphere throughout the seasons.

The formal dining room is a beautifully proportioned space for elegant entertaining, where leaded light windows and period detailing create a warm and inviting ambience for both intimate dinners and larger gatherings alike.

Equally impressive is the drawing room, an atmospheric and deeply characterful reception space enhanced by rich oak beams and a magnificent exposed brick inglenook fireplace that forms an imposing focal point. The room exudes warmth and comfort, creating a refined yet welcoming environment in which to relax and unwind.

Complementing the principal reception areas is a dedicated study, perfectly suited to modern home working requirements, while also offering a peaceful space for quiet contemplation away from the main social areas of the house.

Supporting the ground floor accommodation is a separate utility room together with a substantial cellar beneath the property, providing extensive storage and an ideal wine cellar, perfectly suited to collectors and those who enjoy entertaining, a cloakroom completes the ground floor.





The first floor presents five beautifully appointed bedrooms, each enjoying its own unique character and outlook across the surrounding grounds.

The principal suite has been thoughtfully designed to create a refined and restful private retreat. The bedroom is fitted with an extensive range of bespoke wardrobes providing sleek and practical storage. The luxurious en suite bathroom has been impeccably finished, featuring a striking freestanding bathtub, expansive walk in shower and beautifully crafted twin vanity arrangement, all carefully curated to create a serene haven of understated luxury.

A superb guest suite provides generous accommodation complete with its own beautifully appointed en suite shower room, offering comfort and privacy ideal for visiting family members or long stay guests.

The remaining bedrooms are served by an equally impressive family bathroom finished to an exceptional standard, incorporating a freestanding slipper bath, walk in shower and elegant vanity unit, perfectly reflecting the quality and attention to detail found throughout the home.

The second floor further enhances the flexibility of Fairbourne Manor, introducing two additional rooms currently configured as a relaxed television lounge and dedicated home gym respectively. These versatile spaces could equally serve as additional bedrooms, hobby rooms or creative workspaces depending upon individual requirements, allowing the property to function as a home of up to seven bedrooms if desired. Two further substantial attic storage rooms complete the upper floor, providing highly practical and easily accessible additional storage.





Step outside

Fairbourne Manor

Outside, Fairbourne Manor is approached through electronically operated wooden gates opening onto an expansive fine shingle driveway, beautifully centred around a magnificent cherry blossom tree that creates a memorable first impression upon arrival. The sweeping driveway affords extensive parking for numerous vehicles, complemented by an oak framed double car barn.

The grounds surrounding the house are truly exceptional. Extending to approximately two acres, the gardens have been thoughtfully landscaped to provide year round beauty, privacy and tranquillity. A wraparound stone sun terrace creates multiple seating areas ideal for al fresco dining and summer entertaining while enjoying inspiring views across the gardens and surrounding countryside.

Expansive lawns unfold beyond, interspersed with magnificent mature specimen trees and beautifully stocked flower beds that provide texture, colour and seasonal interest throughout the year. The grounds possess an unmistakable sense of peace and seclusion, perfectly complementing the timeless elegance of the house itself.

Further enhancing the estate is an impressive, detached timber framed Kentish barn, beautifully complementing the architectural character of Fairbourne Manor. Arranged across two floors and extending to over 2,700 square feet, this remarkable building offers an exceptional degree of versatility.

The ground floor is currently arranged as a substantial workshop with additional internally and externally accessed storage rooms, while the first floor provides a superb open plan leisure space currently utilised as a gymnasium and lounge area beneath an awe-inspiring vaulted ceiling. Whether retained for recreational purposes, utilised for home business requirements or adapted for alternative uses subject to the necessary permissions, the barn represents a tremendously valuable and adaptable addition to the estate.

Fairbourne Manor occupies a wonderfully peaceful rural position with very few immediate neighbours, surrounded by some of Kent's most picturesque rolling countryside. The area is particularly well regarded for its excellent walking, riding, and leisure pursuits, with numerous golf courses and bridle paths nearby.

Local villages provide a range of everyday amenities including village stores, traditional country pubs, and restaurants, while the world-renowned Leeds Castle, often referred to as the 'Loveliest Castle in the World', lies approximately five miles away.

The County Town of Maidstone offers extensive shopping, dining, and leisure facilities within comfortable driving distance, while the area is exceptionally well served by highly regarded state and private schools including Sutton Valance Preparatory School and Sutton Valance Senior School.

For commuters, the property enjoys convenient access to Junction 8 of the M20 motorway, providing excellent connections to London, the Kent coastline, and the Channel ports. A choice of nearby railway stations provide regular services into Central London in approximately one hour, while Ashford International provides high speed rail connections to London St Pancras. Ebbsfleet International can also be reached within approximately twenty minutes, with services to London taking as little as fifteen minutes.

Fairbourne Manor represents a rare opportunity to acquire a truly distinguished country home, where centuries of history and character have been thoughtfully enhanced to create an elegant and highly functional residence perfectly suited to modern family life.

Freehold

Council Tax Band H

EPC Rating E

For mobile phone coverage in the area please look online

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

Grade II Listed

Utilities: Electric / Mains Water / Oil

Drainage is via a shared cesspool with one other property, which is located on neighbouring land, costs are shared - unknown if compliant - professional advice should be sought

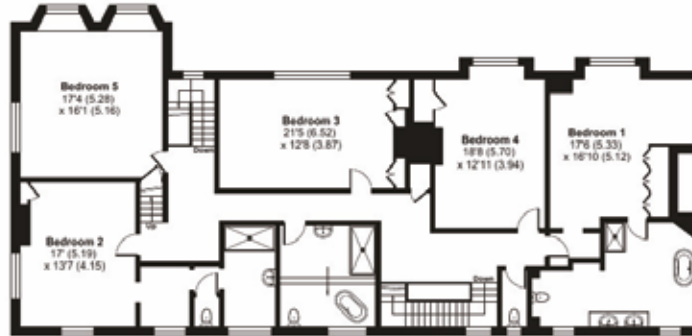


Fairbourne Manor, Fairbourne Lane, Harrietsham, Maidstone, ME17

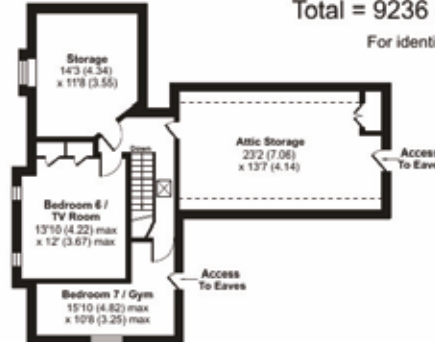
Approximate Area = 5964 sq ft / 554 sq m
 Limited Use Area (s) = 58 sq ft / 5.3 sq m
 Outbuildings = 2772 sq ft / 257.5 sq m
 Carport = 442 sq ft / 41 sq m
 Total = 9236 sq ft / 857.8 sq m

For identification only - Not to scale

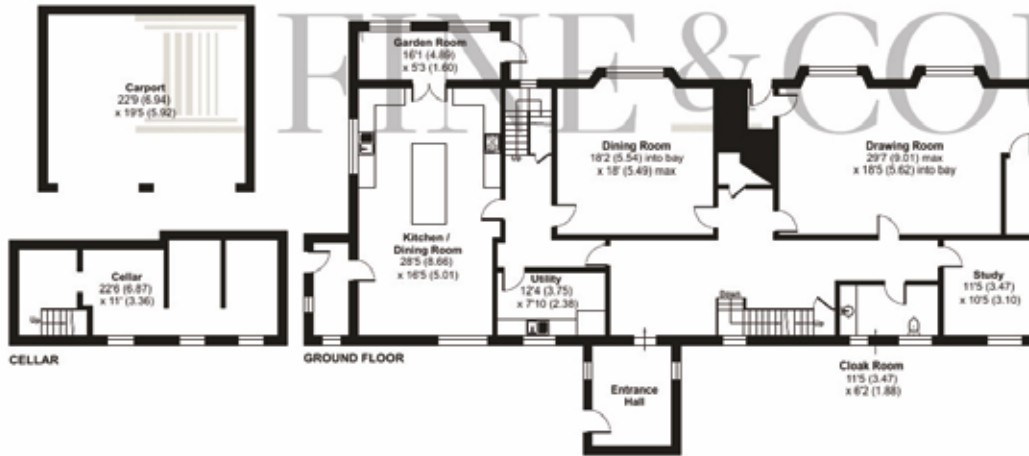
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

CELLAR



OUTBUILDING FIRST FLOOR



OUTBUILDING GROUND FLOOR

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: 1435241

Guide price £1,900,000 - £2,000,000



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 © 2026 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:



Fine & Country Maidstone, Malling and The Weald
Tel: +44 (0)1732 222272
westmall@fineandcountry.com
28 High Street, West Malling, Kent ME19 6QR

