



Tilts House

Heath Road | Boughton Monchelsea | Maidstone | Kent | ME17 4JE

 FINE & COUNTRY

SELLER INSIGHT

“*Tilts House has been our home for the last six years. We were immediately drawn to its beautiful double-fronted appearance, it had that classic chocolate-box look we'd always dreamed of along with its original features and the potential to make it our own.*”

“Since moving in, we've lovingly renovated every room, carefully improving the house while keeping its character. We've installed cast iron radiators, hardwood double-glazed windows and improved the insulation, so it's not only beautiful but comfortable too. It stays lovely and cool in the summer and warm throughout the winter. Friends and family often comment on how welcoming the house feels.”

“The snug is probably my favourite room. It's cosy, dark and sumptuous - its somewhere we naturally gravitate to in the evenings. It's the perfect place to unwind with a film and has become one of the most used rooms in the house.”

“The garden has been one of the biggest joys of living here. It's completely private and not overlooked, with beautiful views that we never seem to tire of. The walled garden is especially lovely.”

“We've made so many happy memories outside. Every year we've had garden parties, bell tents and bouncy castles for our daughter's birthday, and there's been plenty of room for children to play while still having quiet corners to sit and relax. We regularly hear owls in the evenings, squirrels visit the mulberry tree, and our children love picking the wild strawberries and blackberries. It's been a wonderful place to watch them grow up.”

“Tilts House has always been a brilliant home for entertaining. Summer barbecues with friends and family are a regular occurrence, and at Christmas the house really comes into its own. There are plenty of bedrooms for guests, and we've loved hosting family and neighbours over the festive season.”

“The village has been just as important to us as the house itself. We've been lucky to have genuinely lovely neighbours who are friendly, kind and always happy to help. There's a great sense of community, with a local running group, a fantastic farm shop and café, and beautiful walks along the Greensand Way. Leeds Castle is just down the road and has been a favourite place to visit with our children throughout the year, especially at Christmas time.”

“What we'll miss most is simply the feeling of living here. It has always felt like a little escape from everyday life. Watching our children grow up here has been truly special. With the wildlife, the freedom to explore, and the beautiful gardens, it has given them what feels like a storybook childhood, full of adventure, imagination and simple pleasures that are becoming increasingly rare.”

* 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

Fine & Country are delighted to present Tilts House, an elegant Grade II listed home of exceptional character, distinguished by its handsome Georgian façade, generous family accommodation, and beautifully established gardens. Enjoying uninterrupted views across open fields to the front, this remarkable residence seamlessly blends period charm with modern comfort, creating a home that is as practical as it is captivating.

Arranged over three floors, with the added benefit of a spacious twin chamber cellar, the property offers deceptively generous and thoughtfully planned accommodation. A welcoming farmhouse style kitchen and breakfast room forms the heart of the home, complemented by a separate utility room, while three beautifully proportioned reception rooms provide versatile spaces for entertaining, relaxing, or working from home. An inner hall gives access to the cellar and cloakroom, while the study opens directly onto the delightful side gardens, creating an effortless connection between the home and its surroundings.

The first floor provides four generous double bedrooms, centred around a luxurious family bathroom featuring a freestanding roll top bath and separate shower. The impressive principal suite enjoys the luxury of a spacious dressing room leading through to a stylish en suite bathroom. A staircase continues to the second floor where two further double bedrooms offer ideal accommodation for older children, guests or those seeking additional office or hobby space.





STEP OUTSIDE

Approached via secure gated access, the property offers an extensive gravel driveway providing ample parking, leading to a substantial double garage with workshop beyond. A paved pathway, bordered by lawns and mature planting, leads to the attractive entrance where flowering wisteria frames the front door. To the rear, an expansive paved terrace provides the perfect setting for outdoor dining before opening onto beautifully landscaped gardens with sweeping lawns, mature specimen trees, colourful shrub borders, and a charming secluded walled garden, creating an exceptional outdoor environment for both entertaining and family life.

Boughton Monchelsea is one of Kent's most sought after semi-rural villages, offering a welcoming community, highly regarded schools, traditional village pubs and local amenities. The County Town of Maidstone is within easy reach, providing an extensive range of shopping, leisure, and dining facilities, together with excellent road connections. Marden railway station is approximately ten minutes away, offering regular services to London Charing Cross, making this an ideal location for those seeking a peaceful village lifestyle without compromising on connectivity.

Freehold | 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.

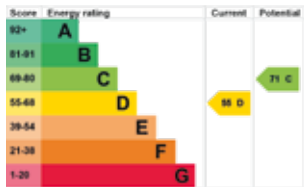
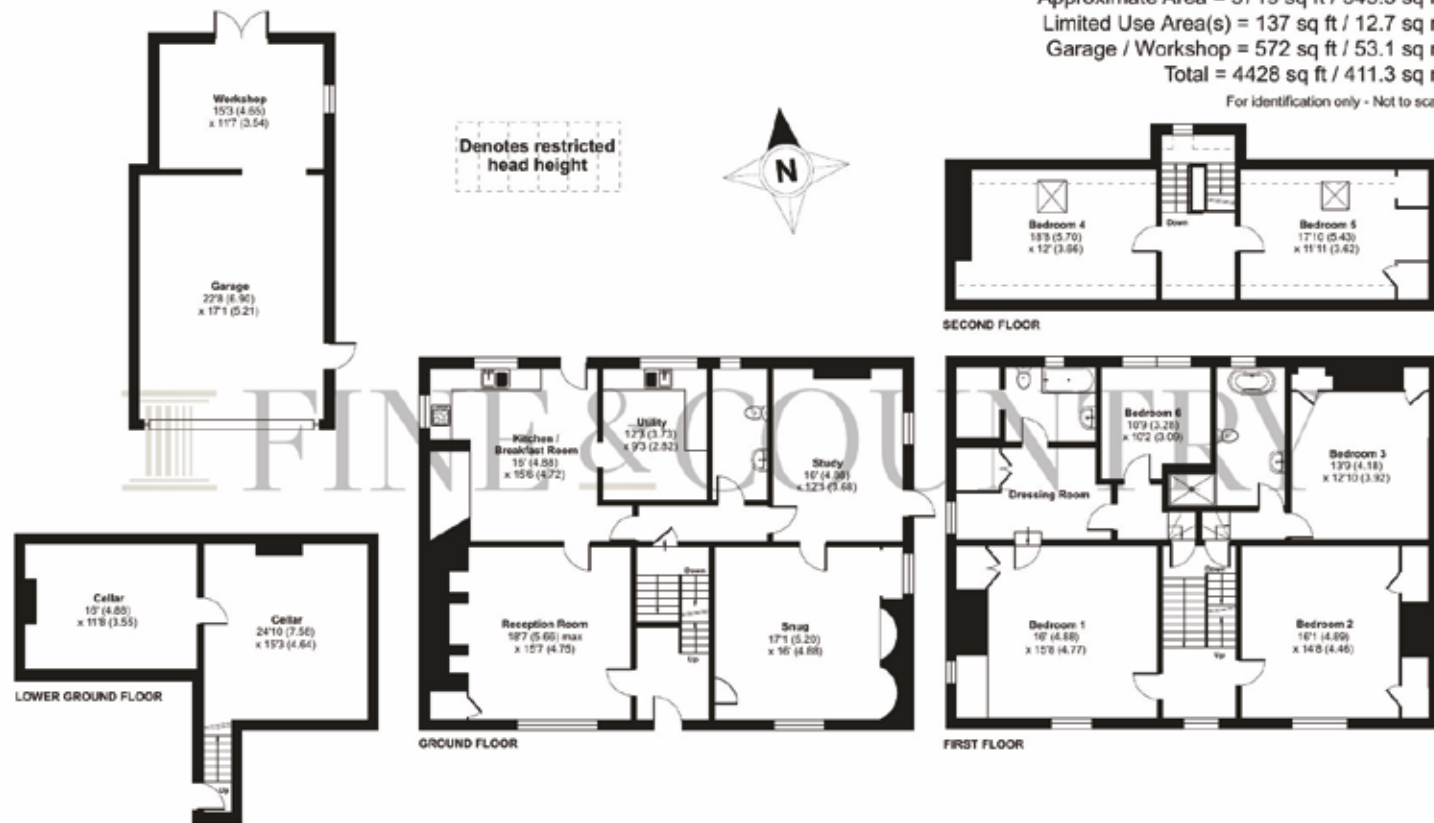
Utilities: Electric | Mains Water | Mains Drainage | Phone | Broadband

Guide price £1,000,000 - £1,100,000



Heath Road, Boughton Monchelsea, Maidstone, ME17

Approximate Area = 3719 sq ft / 345.5 sq m
 Limited Use Area(s) = 137 sq ft / 12.7 sq m
 Garage / Workshop = 572 sq ft / 53.1 sq m
 Total = 4428 sq ft / 411.3 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). © nichecom 2025. Produced for Fine & Country (Kent). REF: 1494747

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