



Becketts Croft  
Malling Road | Teston | Kent | ME18 5AR

# SELLER INSIGHT

“ Becketts Croft has been a truly special family home for us — a place where history, space and lifestyle come together in a way that is increasingly rare to find. When we first arrived, we were immediately drawn to its striking exterior and generous grounds, but also to its potential. The house had excellent bones, yet needed thoughtful care to bring it back to its best.

Inside, we restored the original sash windows and exposed the beautiful Georgian floorboards, bringing warmth and authenticity back into the rooms. We installed matching bespoke Carrara marble fireplaces in the living and dining rooms to honour the home’s symmetry, along with custom-built French doors to the front reception room. Practical improvements have included a new boiler, serviced Kent peg tile roof, improved drainage with a new soakaway, and comprehensive CCTV and alarm systems.

One of our proudest achievements has been transforming the gardens. The half-acre plot now feels like two distinct spaces — one for children to play and explore, the other for relaxing and entertaining. It is wonderfully private, full of birds and wildlife, and enjoys a sunny, south-facing aspect that fills the house with light.

The location has worked brilliantly for us, particularly with easy access to London, excellent schools nearby, and beautiful walks along the Medway right on the doorstep. With six bedrooms, a formal dining room (and wine cellar), and planning permission in place to further enhance the property, it offers enormous future potential.

Most of all, Becketts Croft carries a remarkable sense of continuity — people have lived on this plot for centuries. Becoming its next custodian means becoming part of that story, and it has been a privilege to do so.

\* 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.





Fine & Country are delighted to present Becketts Croft, an elegant double fronted Grade II Listed residence and a fine example of Georgian architecture, occupying an enviable position within grounds approaching half an acre in the heart of the charming village of Teston.

Screened from the road behind a handsome Victorian brick wall and a regal row of mature lime trees, the house sits proudly within its plot, approached via a five-bar wooden gate that opens onto a sweeping shingle driveway. From the very first glance, there is a sense of stature and symmetry, a home of presence and provenance.

Becketts Croft exudes the character and craftsmanship of its heritage, thoughtfully enhanced in recent years to ensure comfort and longevity. The current owners have undertaken sympathetic improvements throughout, carefully restoring original sash windows and exposing beautiful Georgian floorboards to reinstate warmth and authenticity. The Kent peg tile roof has been serviced, a new boiler installed, and drainage improved, ensuring the house is as practical as it is charming.

A central staircase rises from the entrance hall, bisecting the house and showcasing a rich oak handrail and balustrade. Timber framed sash windows flood the well-proportioned rooms with natural light, while high ceilings create an immediate sense of volume.

The principal reception rooms sit elegantly either side of the hallway. Matching bespoke Carrara marble fireplaces have been installed within the dining room and sitting room, honouring the home's natural symmetry, and providing striking focal points. The sitting room enjoys dual aspect views and French doors that open directly onto the gardens, creating a seamless connection between inside and out.

To the rear, an additional reception room offers tranquil views across the garden and features a log burning stove, perfect for winter evenings. From here, access is gained to a generous cellar, ideal for wine storage and further practical use.

The kitchen is fitted with a comprehensive range of eye level, drawer and base units, enjoying dual aspect views and direct access to a superb sandstone patio, perfectly positioned for outdoor dining and entertaining. A dedicated utility room and ground floor cloakroom add everyday convenience.

The first floor is arranged with four double bedrooms. The impressive dual aspect principal suite benefits from large inbuilt wardrobes and a spacious en suite bath and shower room. Three further double bedrooms on this level are served by a generous family bath and shower room.

On the second floor, two additional double bedrooms, one currently used as an office, are separated by a small landing, offering flexibility for guests, teenagers, or home working. In total, six bedrooms provide exceptional versatility for growing families.





One of Becketts Croft's most compelling features is its beautifully reimagined garden. The grounds, approaching half an acre, now feel like two distinct yet harmonious spaces.

To the rear, a large sandstone patio leads onto an expansive lawn bordered by prolifically stocked beds filled with mature shrubs, herbaceous planting, and specimen trees. This area has been carefully curated to create a private, south facing sanctuary, alive with birds and wildlife and perfectly suited to entertaining.

To the side, accessed either through an arched hedge from the formal garden or directly via French doors from the sitting room, lies a second generous lawn. Predominantly laid to grass, this space lends itself beautifully to children's play or further landscaping, offering both privacy and potential.

Together, the gardens provide a rare sense of seclusion and space in such a well-connected village setting.

### Garaging and Parking

A detached brick built double garage, complete with power, light and an electronically operated door, offers excellent storage and includes its own loft space. The generous driveway provides ample parking for several vehicles and further enhances the imposing approach to the house.

### Location

Teston is a charming village set on the fringes of Watlington, enjoying a semi-rural atmosphere while remaining exceptionally well placed for amenities. The historic market town of West Malling and the county town of Maidstone offer a wide range of shopping, dining, and leisure facilities, along with highly regarded grammar schools.

Further afield, the spa town of Tunbridge Wells, together with Tonbridge and Sevenoaks, provide an excellent choice of private schools, restaurants, and boutiques.

For commuters, the M20 and M2 motorway networks are easily accessible, offering swift connections to Bluewater and Lakeside shopping centres, while a choice of nearby mainline railway stations provides direct services to London and the Kent coast. Beautiful walks along the River Medway are quite literally on the doorstep.

Becketts Croft is more than a period house. It is a home with centuries of continuity, thoughtfully maintained and sensitively enhanced, ready for its next custodian to become part of its enduring story.

Freehold

Council Tax Band G

EPC Rating D

For mobile phone coverage in this area please look online

Ultrafast Full Fibre Broadband is available at the property, for more information please look online

Grade II Listed

Property is in a conservation area

Utilities:- Electric / Gas / Mains Water / Mains Drainage / Cable TV or Satellite / Phone / Broadband

Planning – Please call for details

*Guide price* £1,200,000 - £1,300,000



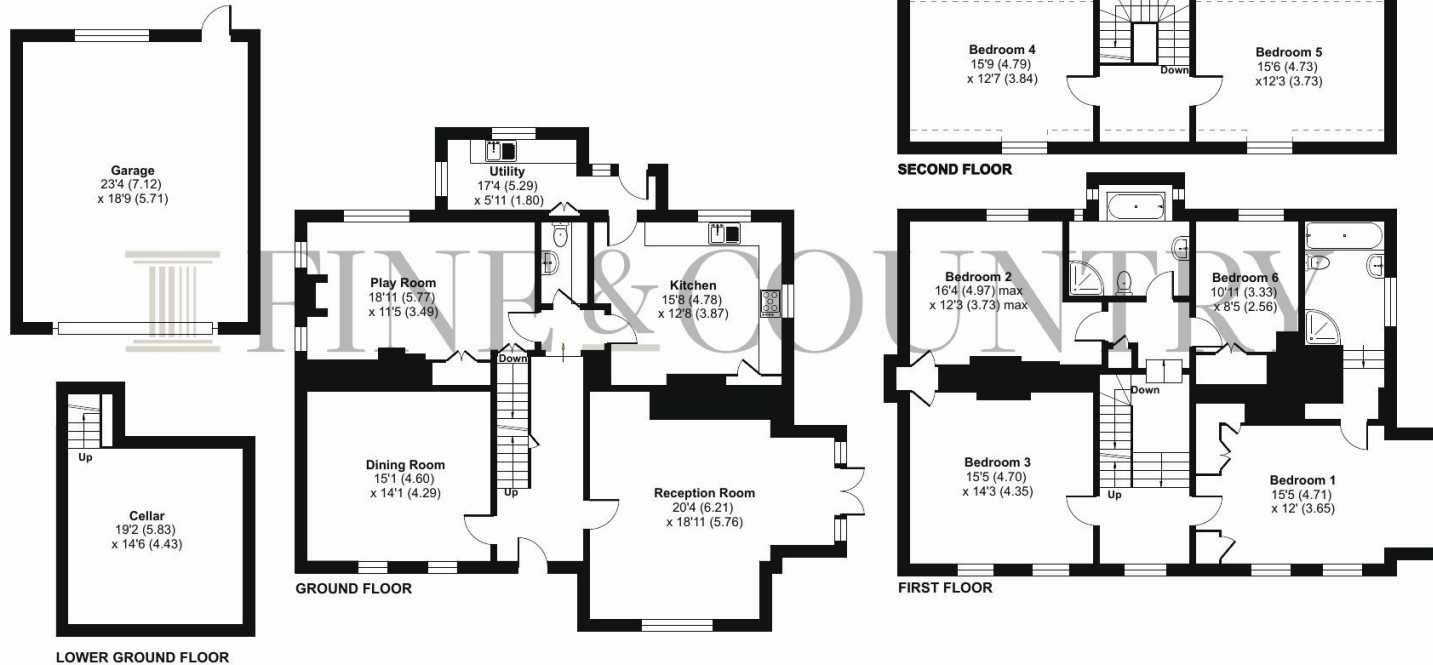
# Becketts Croft, Malling Road, Teston, Maidstone, ME18

Approximate Area = 3163 sq ft / 293.8 sq m  
 Limited Use Area(s) = 62 sq ft / 5.7 sq m  
 Garage = 438 sq ft / 40.6 sq m  
 Total = 3663 sq ft / 340.2 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). © ncthecom 2026. Produced for Fine & Country (Kent). REF: 1417263

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	76 C
39-54	E		
21-38	F		
1-20	G		



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 10.03.2026



Fine & Country Maidstone, Malling and The Weald  
28 High Street, West Malling, Kent, ME19 6QR  
017322 22272 | westmalling@fineandcountry.com

