



**Rose Hill Vanity Lane  
Maidstone, ME17 4BP**

Rose Hill is an outstanding Grade II listed, 7-bedroom country residence of considerable architectural merit, believed to date from the 17th century with later sympathetic additions. Exhibiting all the charm and integrity of a fine Kentish farmhouse, the property is distinguished by its handsome façade of red and grey Flemish bond brickwork to the ground floor, with tile-hung elevations above beneath a traditional plain tiled roof. Meticulously restored and beautifully presented, Rose Hill effortlessly combines historic character with refined, contemporary living.

## Description

Extending to approximately 3,737 sq ft (347 sq m) of principal accommodation, with a total of over 4,100 sq ft including outbuildings, the house offers an exceptional sense of space and versatility, ideally suited to modern family life.

The front door leads into a welcoming entrance hall and into a splendid sitting room, where a magnificent inglenook fireplace provides an atmospheric focal point. A further reception room offers equally generous proportions, centred around a substantial inglenook fireplace fitted with a wood-burning stove. These elegant yet comfortable living spaces are complemented by a study and separate office, providing excellent flexibility for home working, alongside a cloakroom, utility room, shower room, separate wc and additional ground floor facilities.

The centrepiece of the house is the superb kitchen/breakfast/dining room, extending to over 28 feet in length. This exceptional space has been finished to an exacting standard and features a striking vaulted ceiling, enhancing both light and volume. A walk-in pantry offers excellent practical storage, while direct access to the south-facing terrace and adjoining courtyard creates a seamless connection between indoor and outdoor living—perfectly arranged for both everyday family life and entertaining on a larger scale.

The bedroom accommodation is arranged over the first and second floors, providing a total of seven bedrooms. The principal bedroom suite is particularly impressive, enjoying generous proportions and complemented by ensuite facilities and walk-in wardrobe. Additional bedrooms are well-sized and highly adaptable, ideal for family, guests or ancillary uses such as dressing rooms or further studies. A well-appointed family bathroom serves the remaining accommodation, ensuring both comfort and practicality across all levels.

A notable feature of the property is the inclusion of a well-proportioned double cellar, currently utilised as a wine cellar and separate storeroom, adding further to the home's appeal and functionality. An original well in the study is covered with reinforced glass, making it a safe and immensely desirable period feature.

The house is set within approximately five acres of

beautifully landscaped grounds, enjoying what are widely regarded as some of the finest far-reaching views in the county, extending towards the coast. The formal gardens wrap around the house and provide several garden rooms for eating and entertaining as well as secluded spots with seating designed for enjoying nature and the surrounding countryside. The gardens transition seamlessly into paddocks and open land to the west and north, offering excellent potential for equestrian or smallholding use. The grounds are interspersed with a range of useful outbuildings, including a stable block (approximately 390 sq ft), workshop, greenhouse and garden store, providing both practicality and scope for a variety of uses.

Rose Hill is listed Grade II for its special architectural and historic interest, with notable features including its timber-framed origins, traditional materials, and striking inglenook fireplaces—hallmarks of the period and carefully preserved by the current custodians.

Rarely does a property of such provenance, scale and setting come to the open market – the last time being over ten years ago. Rose Hill represents a unique opportunity to acquire a substantial and highly adaptable family home of enduring character, set within glorious grounds and enjoying truly exceptional views in one of Kent's most sought-after rural locations.

Services: Mains Electricity, Oil Fired Central Heating, Mains Water, Private Drainage

Council: Maidstone Borough Council Tax Band: G

## Location

The property occupies a wonderfully tranquil rural setting within a small and charming hamlet of historic homes, enjoying far-reaching views across the picturesque Weald of Kent. Situated on the edge of the highly regarded village of Linton, it offers an appealing balance of countryside seclusion and everyday convenience. Linton itself is a quintessential Kentish village, centred around an attractive parish church and traditional public house, with further amenities nearby including a doctor's surgery, farm shop, gym and popular tap room.

The neighbouring village of Coxheath provides

additional everyday facilities such as general stores, a pharmacy and post office, while the county town of Maidstone lies approximately 3 miles to the north (around 10 minutes by car), offering an extensive range of shopping, dining and leisure amenities. The historic town of Tonbridge is approximately 12 miles distant (circa 25 minutes), and the port of Dover is around 50 miles away (about 1 hour 10 minutes by road), providing access to cross-Channel services.

The area is particularly well served for education, with the property falling within the catchment for the highly regarded grammar schools in Maidstone and Tonbridge, alongside a wide selection of respected independent and state schools. Communications are excellent, with mainline rail services available from nearby Marden (approximately 5 miles) and Staplehurst (approximately 6 miles), both offering regular services to central London, including London Bridge station, Charing Cross railway station and Cannon Street railway station, with journey times of around 55–65 minutes.

High-speed services are also available from Ashford International railway station (approximately 25 miles), reaching London St Pancras International in as little as 38 minutes. By road, central London is approximately 40 miles away, typically accessible in around 1 hour 15 to 1 hour 30 minutes, making the property ideally suited for commuters seeking a refined yet well-connected country lifestyle.



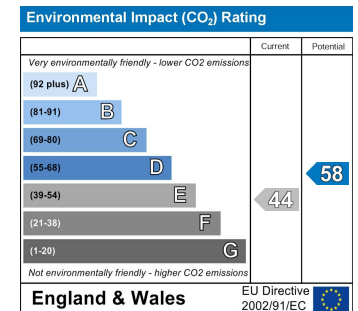
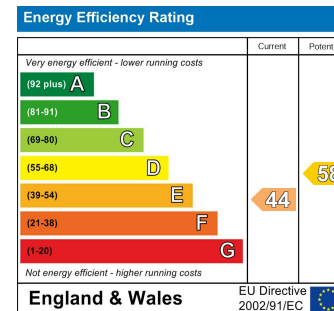
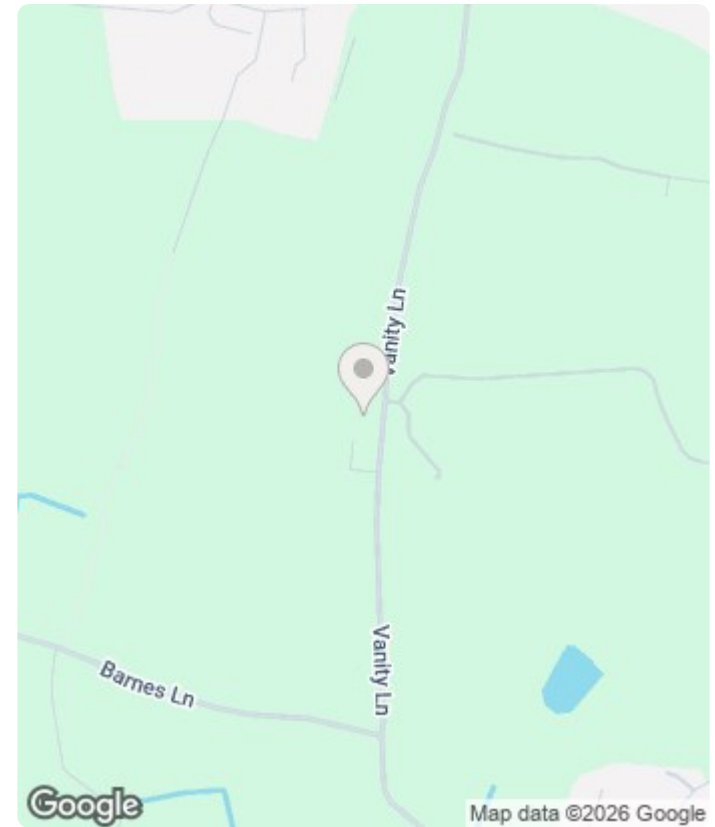
## Rose Hill

Approximate Gross Internal Area = 347.1 sq m / 3737 sq ft  
 Approximate Stable Internal Area = 36.2 sq m / 390 sq ft  
 Approximate Total Internal Area = 383.3 sq m / 4127 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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