The Coach House Chegworth Road
Chegworth, Maidstone
ME17 1DD

Asking Price £1,500,000

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Description

Nestled within approximately three acres of beautifully established grounds in the highly sought-after hamlet of Chegworth, this charming early Victorian detached Coach House offers a rare opportunity to acquire a unique and exquisitely presented family home in an idyllic semi-rural setting. Chegworth itself is steeped in history, occupying a picturesque wooded valley along the renowned Greensand Way. The hamlet's origins are closely linked to the historic Chegworth Manor Estate, whose original manor house dates back to the early 15th century.

Originally believed to have been constructed around 1840 as part of the estate, the Coach House was sympathetically converted into a residence during the late 1990s and has since been meticulously maintained and enhanced. The current owners have undertaken an extensive programme of improvements, transforming this into the outstanding home found today. Guided by the owner's engineering expertise and an unwavering commitment to quality, every aspect of the property has been thoughtfully considered and carefully executed.

The result is a bespoke family home that seamlessly combines timeless character with modern comfort, practicality and style. Throughout the property, high-quality fixtures and fittings have been selected with both longevity and elegance in mind, creating beautifully balanced living spaces that are as functional as they are impressive. The attention to detail is evident at every turn, delivering a tranquil and refined environment perfectly suited to modern family life. Offering a wonderful blend of history, craftsmanship and contemporary living in one of the area's most desirable locations, this remarkable home is sure to attract significant interest. An early viewing is highly recommended to fully appreciate the quality, setting and lifestyle on offer.

Location

Chegworth Road is located in Chegworth, a small, tranquil hamlet in the parish of Ulcombe, nestled within the Maidstone district of Kent, England. The road runs through the River Len valley, surrounded by apple orchards, and is characterized by a rural, idyllic landscape. The hamlet is situated under 2 miles from Ulcombe village, roughly 2.6 miles from Harrietsham, and 4.5 miles from the market village of Lenham. The County town of Maidstone is just a few miles to the northwest. Chegworth Road lies just south of the M20 motorway and the Eurostar high-speed railway line. Residents or visitors can access direct rail services to London Victoria from the nearby Harrietsham or Hollingbourne stations. It is highly proximate to the historic Leeds Castle and the Go Ape adventure park. The environment is defined by stunning rural views, apple orchards, and is known for local leisure activities such as Chegworth Mill Glamping and nearby country pubs like The Pepperbox Inn.

Council Tax Band

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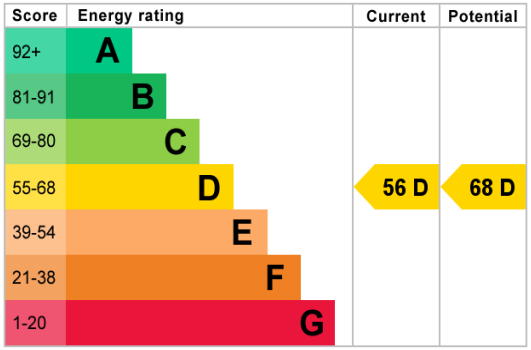
VIEWINGS STRICTLY BY APPOINTMENT

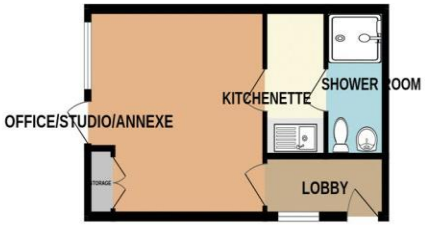
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

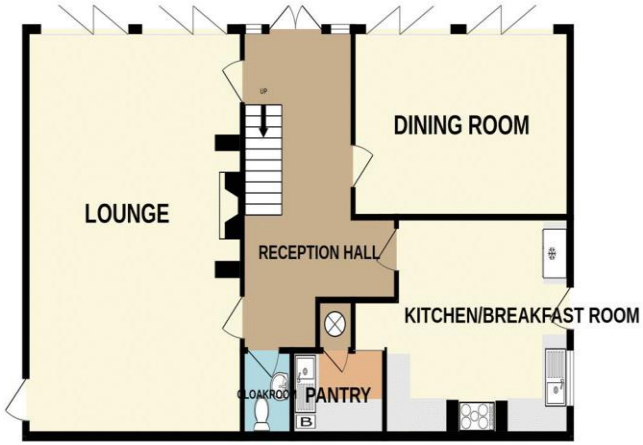
Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)

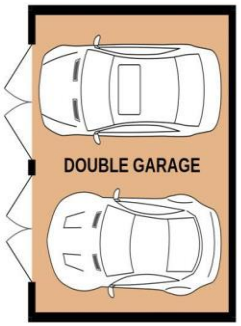


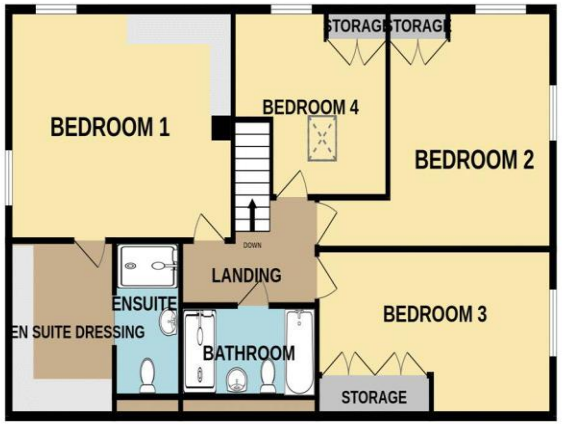
GROUND FLOOR
1646 sq.ft. (152.9 sq.m.) approx.

1ST FLOOR
1064 sq.ft. (98.9 sq.m.) approx.









TOTAL FLOOR AREA : 2711 sq.ft. (251.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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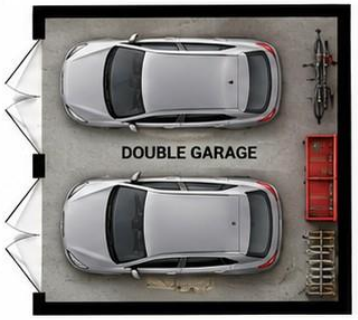

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ON THE GROUND FLOOR

Solid oak internal doors throughout the ground floor.

ENTRANCE HALL *18' 3" x 8' 7" (5.56m x 2.61m)*

Inviting entrance hall featuring elegant timber double doors, finished in a sophisticated grey externally and cream internally, flanked by two side-panel windows with fitted French shutters. The welcoming space benefits from a recessed doormat, intercom-controlled entry linked to the front entrance automatic security gates, and beautiful oak flooring throughout. Characterful original exposed oak beams complement the bespoke decorative radiator cover, while wall-mounted lighting enhances the ambience. A staircase with traditional timber balustrade and newel post rises to the first floor, with a useful understairs storage cupboard providing practical concealed storage.

LOUNGE *24' 3" x 17' 6" (7.39m x 5.33m)*

Beautifully proportioned dual-aspect lounge flooded with natural light and enjoying a desirable westerly aspect through impressive bi-folding doors opening to the front elevation. The room is centred around a stunning contemporary inglenook fireplace, beautifully appointed with recessed porcelain tiling, a multi-fuel wood-burning stove, slate hearth and an oak mantel, creating a striking focal point. Character and sophistication are further enhanced by original exposed beams, a feature tulipwood-panelled wall and additional decorative panelling throughout. Ambient lighting is provided by low-voltage recessed spotlights and wall mounted light points, three radiators with bespoke decorative covers, a glazed casement door provides direct access to the garden, seamlessly connecting indoor and outdoor living spaces.

DINING ROOM *17' 6" x 11' 2" (5.33m x 3.40m)*

A wonderfully atmospheric and character-rich reception room, brimming with charm and country house appeal. Original exposed beams provide a wealth of period character, while bi-fold doors to the front elevation frame a delightful westerly aspect and flood the room with natural light. Wall-mounted lighting and two radiators create a warm and inviting ambience throughout. Combining timeless architectural features with a relaxed rural elegance, this is a truly enchanting space that perfectly captures the essence of country living.

KITCHEN / BREAKFAST ROOM *14' 7" x 12' 3" (4.44m x 3.73m)*

Superbly appointed bespoke Morris & Murray kitchen, beautifully crafted and finished in an elegant dove grey, offering an extensive range of handcrafted wall and base cabinetry. Features include glazed display cupboards, an open larder unit and practical wicker basket pull-out storage, all complemented by luxurious granite work surfaces. A recessed ceramic Butler sink with traditional mixer tap sits beneath a window fitted with shutters, flanked by integrated granite drainer sections. The kitchen is further equipped with a premium Kaiser range cooker incorporating a five-burner gas hob with extractor canopy above, together with a matching Kaiser French-door fridge freezer. Stylish metro-tiled splashbacks, under-cabinet lighting, characterful exposed beams and quality oak flooring combine to create a space that is both timeless and functional. Additional features include recessed low-voltage lighting and a stable door providing direct access to the outside, complete with a recessed entrance mat. Opening to:

UTILITY ROOM *7' 6" x 8' 0" (2.28m x 2.44m)*

Well-appointed utility room featuring continuous oak flooring and an excellent range of fitted wall and base units complemented by open display shelving, providing both practical storage. The room benefits from plumbing for both a washing machine and dishwasher, together with a recessed stainless-steel sink incorporating traditional brass mixer taps and an integrated drainer. A built-in cupboard discreetly houses the regularly serviced Worcester boiler (approximately seven years old) serving the unvented hot water system, while a further cupboard conceals the hot water cylinder and a radiator.

CLOAKROOM

Elegant porcelain-tiled walls and warm oak flooring. The suite comprises a contemporary WC with concealed cistern and a stylish floating rectangular wash hand basin with mixer tap and integrated storage beneath. A striking faux alligator-skin feature wall creates a sophisticated focal point, enhanced by a recessed display niche with concealed ambient lighting. Further features include a chrome heated towel rail and extractor fan, combining practicality with refined design.

ON THE FIRST FLOOR

LANDING

Striking vaulted ceiling with exposed beams, creating a wonderful sense of space and character. A traditional timber balustrade and newel post overlook the staircase below, enhancing the property's period charm. The area is further complemented by a radiator with a bespoke decorative cover, combining practicality with refined attention to detail.

BEDROOM 1 *18' 2" x 13' 10" (5.53m x 4.21m)*

Superb principal bedroom suite, beautifully styled with elegant botanical accents and enhanced by a vaulted ceiling with exposed beams, creating a wonderful sense of character and space. The room benefits from an extensive range of bespoke fitted storage, including shelved cupboards and a full-height wardrobe with hanging rail, all finished with distinctive pewter ironmongery. Dual-aspect windows to the front and side elevations, fitted with bespoke blinds, allow an abundance of natural light to flood the room. Further features include bespoke built-in display shelving, a radiator with decorative cover, and a discreet hidden door providing access to:

DRESSING ROOM 10' 6" x 8' 10" (3.20m x 2.69m)

Bespoke dressing area, thoughtfully designed with a range of handcrafted open wardrobes and storage solutions, incorporating shelving, hanging space and dedicated shoe displays. Combining practicality with luxury, the space offers excellent organisation while maintaining an elegant and boutique-style aesthetic. Further complemented by a radiator with decorative cover and a seamless open-plan flow through to:

EN-SUITE SHOWER ROOM 8' 0" x 5' 4" (2.44m x 1.62m)

Luxurious en-suite shower room, impeccably appointed with a contemporary white suite complemented by premium chrome fittings and underfloor heating throughout. The space features a sleek WC with concealed cistern and a stylish floating rectangular wash hand basin with mixer tap and integrated drawer storage beneath. A recessed double mirrored cabinet with LED illuminated fronts and integrated shaver point provides both practicality and sophistication, while an additional wall-mounted storage unit offers further convenience. A stunning walk-in shower enclosure is fitted with a bespoke handmade glass screen, rainfall shower head and integrated shower lighting, creating a spa-like experience. A feature illuminated display niche and striking high-gloss porcelain accent wall add a touch of luxury, beautifully complemented by full-height porcelain wall tiling and matching porcelain flooring. Further benefits include a chrome heated towel rail and extractor fan, completing this exceptional and beautifully designed space.

BEDROOM 2 18' 9" (max) x 14' 1" (5.71m x 4.29m)

Featuring a striking vaulted ceiling with exposed beams, creating a wonderful sense of space and character. Two windows, each fitted with elegant French shutters, allow for excellent natural light. A feature panelled wall adds a touch of sophistication, complemented by a substantial dispay shelf under one window. The room further benefits from built-in double cupboards providing excellent storage and a radiator with bespoke decorative cover, combining comfort with refined design.

BEDROOM 3 *18' 7" x 10' 6" (5.66m x 3.20m)*

Enjoying a front-facing westerly aspect through a window fitted with elegant French shutters. The room is enhanced by a vaulted ceiling with exposed beams, adding both character and a wonderful sense of space. A deep window ledge provides an attractive display area, while fitted double cupboards and open shelving offer excellent integrated storage and display options. Further features include a radiator with bespoke decorative cover, creating a room that perfectly blends practicality with period charm and refined style.

BEDROOM 4 *12' 6" (max) x 8' 10" (3.81m x 2.69m)*

Featuring a stunning vaulted ceiling with exposed beams, creating a wonderful sense of character and architectural interest. A front-facing window fitted with a stylish shutter is complemented by a Velux rooflight with integrated blind, allowing natural light to pour into the room from multiple aspects. The bedroom also benefits from a built-in double cupboard providing practical storage, while a wall-mounted light point adds warmth and ambience to this charming and well-proportioned space.

BATHROOM *11' 6" x 5' 2" (3.50m x 1.57m)*

Stunning luxury family bathroom, beautifully designed and finished to an exceptional standard, featuring a contemporary white suite enhanced by elegant chrome fittings and sophisticated blue accents. Wood-effect porcelain flooring and underfloor heating create a warm and inviting atmosphere, while the thoughtfully designed layout combines style with indulgence. The suite comprises a WC with concealed cistern and a sleek rectangular wash hand basin with mixer tap and generous deep storage drawers beneath. A standout feature is the superb Villeroy & Boch double-ended spa bath, complete with jacuzzi function, integrated headrest and a built-in recessed wall-mounted television, providing the ultimate setting for relaxation. Further enhancing the spa-like experience is an impressive walk-in shower and steam room enclosure with glazed door, controlled via a wall-mounted digital steam system. Porcelain-tiled walls are complemented by a striking ripple-tile shower surround and a dramatic iridescent glass feature wall above the bath, creating a truly luxurious aesthetic. Completing the space are a chrome heated towel rail and excellent ambient finishes throughout, resulting in a bathroom that rivals those found in high-end boutique hotels and private spas.

DETACHED STUDIO

ENTRANCE HALL

Welcoming entrance hall, approached via a neatly laid concrete pathway with attractive brick edging, bordered by mature shrubs and established planting that create an inviting first impression. A timber entrance door, elegantly finished in grey, opens into a beautifully presented hallway featuring high-gloss white porcelain tiled flooring, low-voltage recessed lighting and characterful exposed beams. A front-facing window fitted with a bespoke blind allows natural light to enhance the space, setting the tone for the quality and style found throughout.

OFFICE / LIVING ROOM / BEDROOM *14' 0" x 12' 4" (4.26m x 3.76m)*

Versatile reception room/guest suite currently configured as a stylish studio office / guest accommodation, offering excellent flexibility to suit a variety of lifestyles. The room is enhanced by high-gloss white porcelain tiled flooring and characterful exposed beams, creating a seamless blend of contemporary design and period charm. A glazed door and adjoining window provide views over the gardens while allowing an abundance of natural light to flood the space. Further features include low-voltage recessed lighting, electric panel heater and a discreet cupboard housing the service meters. Door leading to:

KITCHENETTE *8' 9" x 4' 10" (2.66m x 1.47m)*

Well-appointed kitchenette area, fitted with a contemporary wall and base units finished in an elegant truffle tone, complemented by quality quartz work surfaces. A stainless-steel sink with mixer tap and drainer provides practicality, while oak flooring adds warmth and character. Low-voltage recessed lighting enhances the modern aesthetic, creating a functional yet attractive space. Door leading to:

SHOWER ROOM *8' 9" x 5' 4" (2.66m x 1.62m)*

Contemporary shower room, beautifully appointed with a stylish white suite enhanced by sleek chrome fittings and striking black accents. The room features a bespoke vanity unit incorporating a concealed-cistern WC and integrated wash hand basin with mixer tap, complemented by useful storage cabinetry beneath. A modern step-in shower enclosure with glazed screen is fitted with a Triton electric shower, while a heated towel rail adds comfort and practicality. Finished with elegant black porcelain floor tiles and coordinating porcelain wall tiling, the space offers a sophisticated, low-maintenance finish, further benefiting from an extractor fan.

OUTSIDE

The Coach House enjoys an exceptional setting with a plot of approximately 3 acres, bordered by the picturesque River Len to the east and open farmland to the south and west, affording an enviable sense of privacy, tranquillity and unspoilt rural charm. The property is approached via impressive cast-iron entrance gates which open onto an extensive gravelled driveway, providing generous parking and turning space, together with access to The Coach House, detached studio and double garage. To the western side of the grounds lies a full-size tennis court enclosed by perimeter fencing, complemented by a spectacular outdoor entertaining area designed for both relaxation and social occasions. This superb space incorporates a series of sun-drenched terraces and patios together with a beautifully crafted outdoor kitchen featuring solid granite work surfaces, dedicated barbecue space, an open fireplace with chimney and integrated log store. A further paved entertaining terrace provides the perfect setting for al fresco dining and includes a luxurious six-person jacuzzi. The formal gardens have been thoughtfully landscaped and are richly planted with an abundance of mature trees, shrubs and seasonal planting, creating colour, texture and interest throughout the year. Beyond lies a secluded enclosed garden with gated access to a productive kitchen garden area, complete with raised vegetable beds, a potting shed with power connected, and a discreetly positioned 2,000-litre Calor gas tank. Expansive lawns are interspersed with mature specimen trees, enhancing the parkland feel of the grounds. Beyond the formal gardens, a delightful meandering pathway leads through areas of wildflower meadow and mature woodland alongside the fast-flowing River Len. This enchanting part of the grounds provides a wonderful sense of seclusion and offers a haven for local wildlife, with regular sightings including kingfishers, herons, barn owls, foxes, badgers and rabbits. Combining beautifully maintained gardens, exceptional leisure facilities and a truly idyllic riverside setting, The Coach House offers a rare opportunity to enjoy the very best of country living.

DETACHED DOUBLE GARAGE *18' 4" x 16' 2" (5.58m x 4.92m)*

Oak framed double garage with twin double entry doors approached by gravel driveway.

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