



Courtlands  
Queens Avenue | Maidstone | Kent | ME16 0EN

 FINE & COUNTRY

# SELLER INSIGHT

“We were attracted by the spacious rooms, the privacy and the fact that Courtlands is a highly unique home,” say the owners, who have lived here since 2021. “We loved its architectural character and the way it brings together space and the outdoors.”

Believed to have been designed by Dennis Darbison and built by master builders Clarke & Epps, Courtlands is a distinctive Modernist home designed around privacy and the relationship between inside and out. Set back from the road on a quiet, tree-lined residential street, it occupies a private position in one of Maidstone's most desirable areas. “It's not overlooked and there are no parking restrictions,” say the owners. “It's a very convenient position and we have neighbours who are lovely and very helpful.” The town centre is around a 15-minute walk away, with three railway stations, shops, schools and other amenities also within easy reach. “Everything you need is either within walking distance or a short bus ride away.”

Having fallen for the house's original character, the owners have spent the past five years carefully bringing it up to date. “We have taken considerable care to enhance rather than erase the character of the original house,” they explain. The work has included overhauling the heating and water systems, adding insulation, replastering and decorating, alongside a new kitchen, utility room and bathrooms. “We wanted to make improvements that would work with the house rather than change its identity.”

It is the connection between the interiors and outside spaces, however, that remains one of Courtlands' greatest pleasures. From the living area, extensive sliding glazing opens onto the private walled courtyard. “Coupled with the back yard, there is plenty of space for sitting and entertaining,” explain the owners. A beautiful acer adds further colour and character. With high-level horizontal windows retaining privacy, the owners say, “The way the light moves around the house throughout the day is wonderful. It creates a sense of flow, drama, calm and joy.”

The open-plan dining and living room is another much-loved space. “Its proximity to the kitchen makes every meal an event and promotes communication and engagement with one another,” they say. The arrangement also lends itself naturally to entertaining, keeping everyone connected whether cooking, eating or relaxing. “The layout demands a party,” they laugh.

After five years at Courtlands, leaving is clearly bittersweet. “We'll miss everything,” the owners reflect. “But alas, a different country beckons.”

\* 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

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Fine and Country presents Courtlands, a distinctive Modernist residence defined by elegant architecture, graceful proportions and quiet sophistication. Privately set on one of Maidstone's most coveted residential roads, this is a home where original character and considered modern living are beautifully aligned.

Believed to have been designed by Dennis Darbison and built by master builders Clarke & Epps, Courtlands has been extensively remodelled and thoughtfully re-envisioned by the current owners. Their approach has been one of enhancement rather than reinvention, carefully preserving the architectural identity of the house while introducing a level of comfort, specification and refinement befitting modern life.

## Ground Floor

The ground floor is centred around a superbly connected sequence of living spaces. The timeless Shaker kitchen features quartz work surfaces, high specification integrated appliances and a separate utility room, opening directly into the dining area and wider reception space. A conservatory extends from the dining room, while the accommodation flows through to a magnificent triple-aspect living room, complete with original feature fireplace and doors opening to a charming courtyard.

Natural light moves beautifully through the house, creating an atmosphere that is both uplifting and calm, while the connection between the living spaces and courtyard garden gives the ground floor an effortless sense of flow.

A ground floor cloakroom and courtesy access into the double garage add everyday practicality.

## First Floor

Four generous double bedrooms provide a wonderfully private sleeping arrangement. The principal bedroom features fitted wardrobes and luxurious en suite facilities, while the three further bedrooms are served by a well-appointed family bathroom.





# STEP OUTSIDE

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The mature rear garden is predominantly laid to lawn, framed by established borders and specimen trees. It provides privacy, space and a pleasing foundation for further landscaping.

To the front, a private courtyard garden is accessed directly from the living room, creating an especially appealing connection between the house and outdoors, whether for morning coffee or relaxed summer entertaining.

## Location

Courtlands occupies a highly regarded position on Queens Avenue, one of Maidstone's most sought-after residential roads. The town centre, restaurants, gastro pubs and wider leisure facilities are all within easy reach, with local grammar schools within walking distance. The A20 and M20 provide excellent connections across Kent, while Maidstone's three railway stations offer frequent services towards London and the wider Southeast.

A distinctive home of architectural merit, carefully re-envisioned for modern life, and defined by elegance, natural light and quiet sophistication.

Freehold

Council Tax Band G

EPC Rating C

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 / Gas / Mains Water / Mains Drainage / Cable TV or Satellite / Phone / Broadband

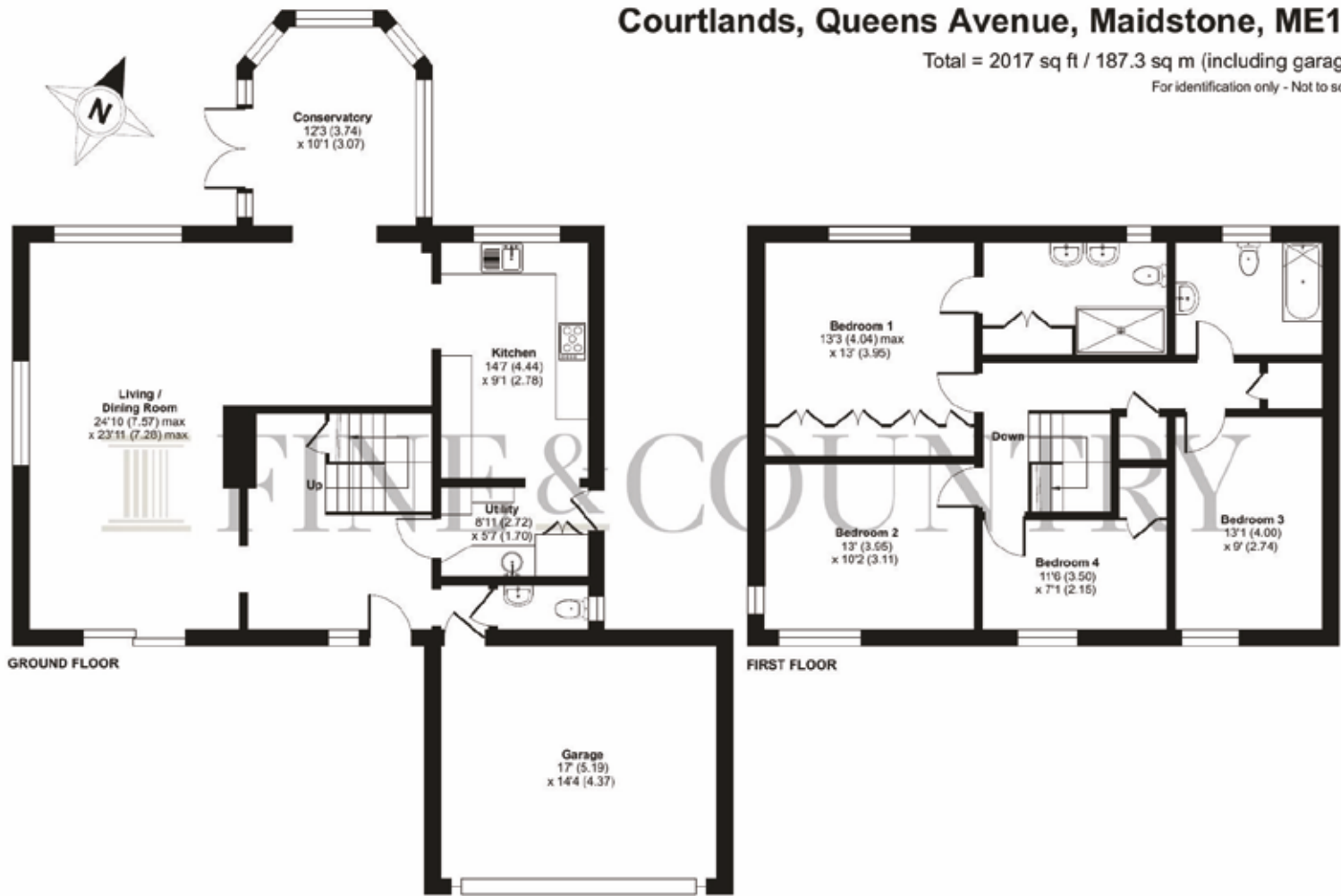
*Guide price* £800,000 - £850,000



Courtlands, Queens Avenue, Maidstone, ME16

Total = 2017 sq ft / 187.3 sq m (including garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2026. Produced for Fine & Country (Kent). REF: 1503315

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