



**Upper Street, Hollingbourne, Maidstone, Kent, ME17 1UW**  
**Offers In Excess Of £900,000**

**\*\*GUIDE PRICE £900,000 - £925,000\*\*** The Malthouse is an exceptionally attractive and distinguished 16th-century Grade II\* listed Wealden Hall House exuding historic charm and character throughout its versatile living spaces, complemented by modern touches within. Situated on an impressive plot spanning around a quarter of an acre, at the foot of the North Downs, the residence commands a desirable position on Upper Street within the sought after village of Hollingbourne.

Tenure: Freehold. Council Tax Band: G. EPC rating: Awaiting.



## SUMMARY

Upon entering through the stately original front door, you are welcomed into a suite of principal reception rooms. The sitting room and study are both graced with grand Inglenook fireplaces and a striking display of exposed timbers, evoking a sense of timeless elegance. The dining room, seamlessly connected to the sitting room, offers an inviting setting for formal gatherings and leads onward to a generous modernised kitchen and breakfast area, thoughtfully complemented by a larder, utility space, and access to a practical cellar. A discreet cloakroom completes the ground floor's amenities.

Ascending the staircase from the sitting room, the first floor reveals four well-proportioned bedrooms and a beautifully updated family bathroom complete with beautiful free standing bath tub with shower over. The principal suite is particularly impressive, featuring a handsome fireplace with a stone and oak surround, as well as a dedicated dressing room with bespoke fitted wardrobes. The uppermost level is home to further two interlinked bedrooms and an additional bathroom, accessed by separate stair cases.

Externally, the residence is approached via a private driveway providing ample parking for four vehicles, leading to a double tandem garage, with a pathway granting everyday access to the rear of the property. The gardens are beautifully established, predominantly laid to lawn and adorned with mature shrubs and trees, creating a tranquil and picturesque setting and offering a high degree of seclusion. A recently laid patio and path runs alongside a sun filled composite decked area complete with pergola and feature lighting, offering an idyllic spot for outdoor relaxation and entertaining.

## LOCATION

The village of Hollingbourne offers various local amenities such as a community café, pubs, a hairdresser, an osteopath, a primary school, and a parish church. The surrounding area also boasts beautiful countryside parks and walking trails. A mainline railway station is within walking distance, providing direct services to London Victoria. Maidstone, the county town of Kent, is about six miles away and accessible by train in just two stops. The property is situated up the road from the 16th-century Hollingbourne Manor, which was once owned by the Culpepper family.

## Cellar

## GROUND FLOOR

### Entrance Hall

### Sitting Room

### Dining Room

### Study

### Kitchen

### Cloakroom

### Larder

### Boot Room

## FIRST FLOOR

### Landing

### Principal Bedroom

### Dressing Room

### Bedroom Two

### Bedroom Three

### Bedroom Four

### Bathroom

## SECOND FLOOR

### Bedroom Five

### Bedroom Six

### Bathroom

## EXTERNALLY

### Driveway

### Double Tandem Garage

### Shed

### Large Garden

## VIEWING

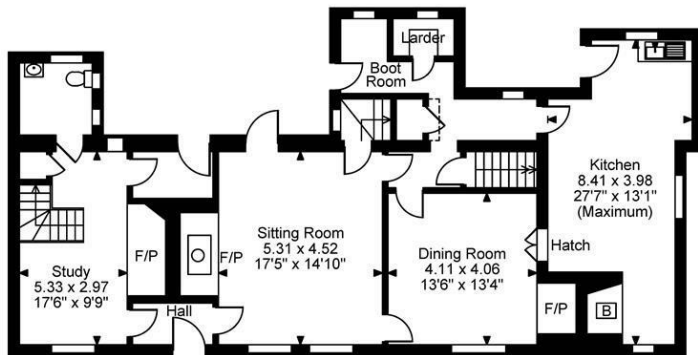
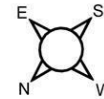
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## Energy Efficiency Rating

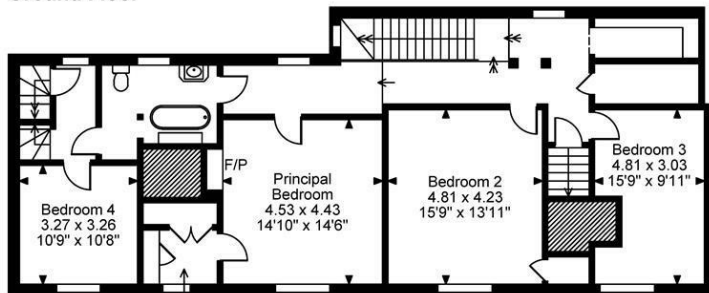
|                                             | Current | Potential                                                                                                        |
|---------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |         |                                                                                                                  |
| (92 plus) <b>A</b>                          |         |                                                                                                                  |
| (81-91) <b>B</b>                            |         |                                                                                                                  |
| (69-80) <b>C</b>                            |         |                                                                                                                  |
| (55-68) <b>D</b>                            |         |                                                                                                                  |
| (39-54) <b>E</b>                            |         |                                                                                                                  |
| (21-38) <b>F</b>                            |         |                                                                                                                  |
| (1-20) <b>G</b>                             |         |                                                                                                                  |
| Not energy efficient - higher running costs |         |                                                                                                                  |
| <b>England &amp; Wales</b>                  |         | EU Directive<br>2002/91/EC  |

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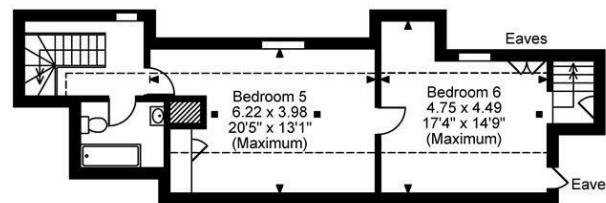
Upper Street, Hollingbourne, Maidstone  
 Approximate Gross Internal Area  
 Main House = 3186 Sq Ft/296 Sq M  
 Garage = 353 Sq Ft/33 Sq M  
 Shed = 55 Sq Ft/5 Sq M  
 Total = 3594 Sq Ft/334 Sq M



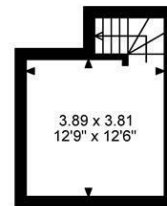
Ground Floor



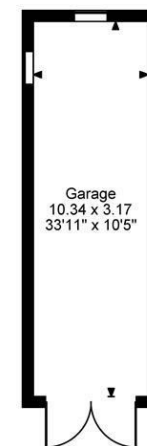
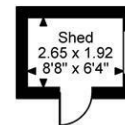
First Floor



Second Floor



Cellar



Garage

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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