



CHEVENEY, VICARAGE ROAD

Yalding, Kent, ME18



A SIGNIFICANT GRADE II LISTED COUNTRY HOUSE

In an elevated rural position, surrounded by formal gardens and parkland and approached over a long private drive.

			EPC
8	8	5	D

Local Authority: Maidstone Borough Council
Council Tax band: H
Tenure: Freehold



CHEVENEY

Cheveney was built in the latter part of the 17th Century. The property was extended in the 19th Century and restored in the early part of the 20th Century. It has long played a part in the life of Yalding village, notably from the late 19th century until the early 1950s, when the estate was owned, firstly, by Col Arthur Borton, who inherited from his father, Gen Sir Arthur Borton, a distinguished soldier who was Governor of Malta from 1878 to 1884. Gen Borton was succeeded at Cheveney by his son, Amyas, known as Biffy, a pilot who became an air vice-marshal. Over the course of the last twelve months, the current owner has undertaken a comprehensive modernisation project, resulting in Cheveney now providing magnificent family accommodation set in an idyllic rural position, yet in easy access to all road and rail services. With almost 11,000 sqft of accommodation in the main house alone, there are five elegant reception rooms accessed primarily from the great hall and eight-bedroom suites above.





Cheveney is an exceptional home of rare scale and elegance, offering a beautifully arranged layout that blends grand entertaining spaces with refined everyday living. Set across two extensive floors, the property showcases a superb balance of formal reception rooms, relaxed family areas, and generous private accommodation.

The ground floor delivers an impressive sequence of reception spaces designed for both luxurious entertaining and comfortable family life. Upon entering, you are welcomed into a spacious central hallway that acts as the gateway to the principal reception rooms.

The expansive kitchen/breakfast room serves as a warm and inviting hub to the home, with ample room for dining as well as a family area for entertaining. It offers an array of excellent ancillary areas, including a utility room and pantry. The playroom and the three-bedroom ground floor apartment for staff or multigeneration living is accessed from this space too.





Adjacent to the kitchen, the elegant dining room provides a distinguished setting for formal dining, perfectly positioned with fantastic views out of the gardens. The magnificent drawing room follows with its beautiful inglenook fireplace and high ceilings creating a sense of grandeur that offers an ideal spot for both large gatherings and intimate evenings. In the oldest part of the house, two charming sitting rooms offer flexible areas ideal for a home office and snug. Two cloakrooms complete the downstairs accommodation.

The first floor provides an exceptional breadth of accommodation, offering comfort, privacy, and versatility for family and guests alike. The generous landing leads to a collection of substantial six spacious bedrooms in the main wing of the house, all benefiting from recently refurbished en suite bathrooms. Arranged throughout the first floor, each generously sized and thoughtfully designed, they all benefit from either dressing areas or fitted wardrobes. The secondary staircases and landings add a sense of distinction between the different wings of the house, making the arrangement particularly well suited to multi generational living or the inclusion of private guest or staff quarters. The north wing offers a further two bedrooms, each benefiting from en suites and a dressing area.





GARDENS AND GROUNDS

Set in approximately eight acres, the gardens and grounds at Cheveney are every bit as enchanting as the house itself, offering a beautifully curated landscape that seamlessly blends formal design with natural beauty. A series of manicured formal beds frame the property, and the elegant yew tree hedging creates a striking back drop down the western border. The expansive sweeping lawn unfolds towards the picturesque lake, softened by the mature trees and wisteria that trails and blooms along its edges. This tranquil setting forms a natural focal point and offers a serene place to enjoy and sit around in the summer months. Together, the gardens and grounds create a truly special environment, both refined and relaxed which provides a stunning backdrop to the house and a variety of beautiful spaces to enjoy throughout the seasons. Cheveney is also beautifully protected by farmland on all sides.





LOT 2 - AVAILABLE BY SEPARATE NEGOTIATION

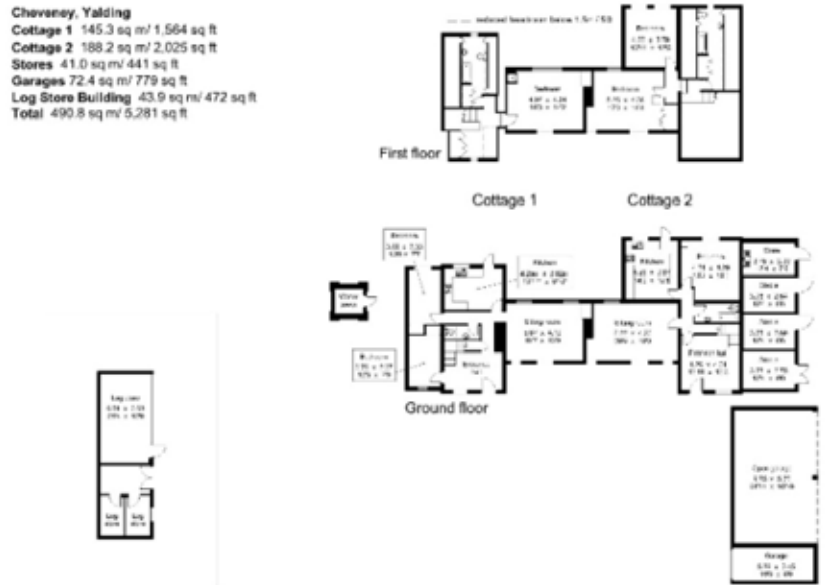
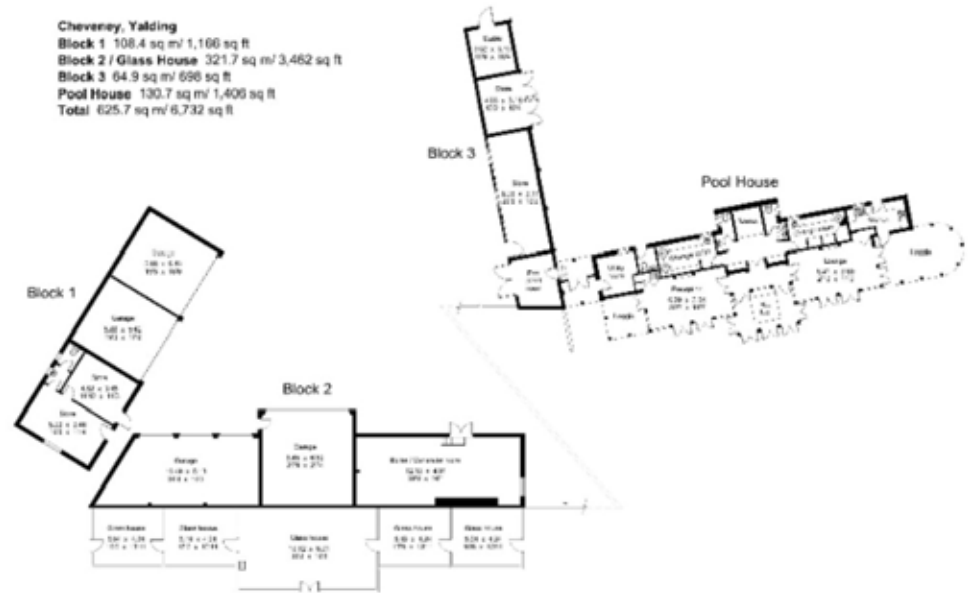
In addition to the principal house, if you wish to purchase the wider Cheveney estate, this could be acquired by separate negotiation. Extending to approximately 24 acres, the estate includes two beautifully modernised three bedroom cottages, ideal for guests, extended family, or staff accommodation. A superb range of lifestyle and leisure amenities accompanies the grounds, including a pool, pool house with potential planning opportunities, a well maintained tennis court, and an impressive glasshouse. Complementing the residential and recreational elements is an extensive selection of garages, carports, storerooms, and log stores, providing outstanding versatility and practical support for estate management. Taken together, the full estate offers a rare combination of elegant living, privacy, and extensive facilities offering an exceptional opportunity for those seeking a complete and well appointed country property.





LOCATION

Cheveney enjoys a delightful position on the edge of Yalding, a charming village that offers everyday conveniences including a village shop, post office, pubs, a pre school, a primary school, and a doctor's surgery. For broader shopping needs, the nearby towns of Tunbridge Wells, Tonbridge, West Malling and Maidstone are all within easy reach, each providing an extensive selection of retail, dining, and leisure options. Recreational facilities are fantastic. The David Lloyd Health Club at Kings Hill provides a comprehensive fitness offering, while additional leisure centres can be found in Tonbridge, Tunbridge Wells and Maidstone. Golf enthusiasts have several courses to choose from, including Poult Wood in Hadlow, Kings Hill Golf Club and West Malling Golf Club. For those who travel further afield, motorway links are easily accessible: the M20 and M26 at Wrotham Heath connect efficiently to the M25 provide routes to Gatwick and Heathrow airports as well as the Channel Tunnel terminus.





Approximate Floor Area = 1009.3 sq m / 10864 sq ft
Cellars = 50.4 sq m / 542 sq ft
Total = 1059.7 sq m / 11406 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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