



East Hall, East Hall Hill, Boughton Monchelsea, Kent

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BNP PARIBAS GROUP 

East Hall

East Hall Hill

Boughton Monchelsea

Maidstone

Kent ME17 4JX

Grade II Listed house needing complete renovation with delightful gardens and stunning countryside vistas

Boughton Monchelsea 1.9 miles, Maidstone town centre 5 miles, Maidstone West mainline station 5.5 miles (55 minutes to London St. Pancras International, M20 (Jct 8) 5.9 miles, London Gatwick Airport 45 miles

Sitting room | Family room | Dining room
Kitchen | Larder | Utility | Workshop | Cloakroom
6 Bedrooms | 2 Bathrooms | Cellar | Double garage | Stable | Gardens | About 1 acre
EPC rating F

The property

East Hall is a handsome Grade II Listed house, set in a highly desirable position close to the village of Boughton Monchelsea. The property, which dates from the 17th century with later additions, features attractive tiled and weatherboarded elevations outside, while inside there is close to 5,000 square feet of accommodation with plenty of character, including six bedrooms.

This stunning house is in need of modernisation and restoration. Impressive original details remain, such as exposed timber beams and original fireplaces. The ground floor offers three well-proportioned reception rooms, including the dual aspect sitting room with its grand open fireplace, the comfortable family room and the formal dining room, both of which also have open fireplaces. The large kitchen has tiled flooring and an Aga, as well as access to the walk-in larder and the adjoining utility room and workshop. There is also access to the spacious

cellar for further storage and appliances. Upstairs, the galleried landing leads to five double bedrooms, four of which are of similarly generous proportions. There is a family bathroom and a second bathroom on the first floor, while the second floor provides an additional double bedroom and access to extensive eaves storage.

Outside

The house is set in delightful gardens, with far reaching views across the beautiful Kent countryside. From the road, a large driveway leads to the house and a parking area for at least four vehicles, as well as to the garaging block and stable. The gardens to the front, side and rear are mostly south-facing and welcome plenty of sunlight throughout the day. They include walled gardens, one with an interesting feature archway often referred to as a Georgian gate by the family, terracing, patio areas and paved pathways, as well as various shrubs, established hedgerows, mature trees and a natural spring well.

Location

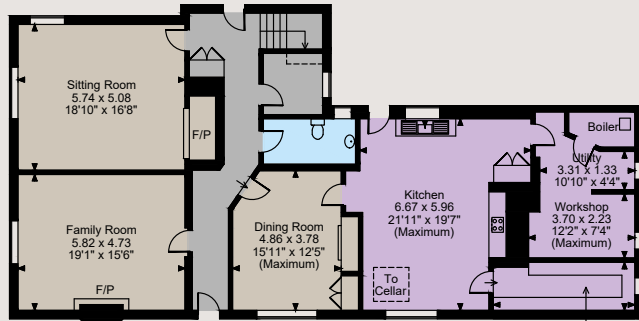
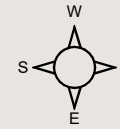
The property occupies a peaceful rural position in the heart of the Kent countryside. The house enjoys stunning views. The villages of Boughton Monchelsea and Chart Sutton are both within two miles, providing various everyday amenities including a post office, a pub, a village hall and a primary school in Boughton Monchelsea. Coxheath is three miles away, providing further local facilities, while the bustling county town of Maidstone is less than five miles away. Maidstone offers an excellent choice of shops, large supermarkets, restaurants and leisure facilities.

Schooling in the area includes further primary schools in the nearby villages, the independent Sutton Valence School and a choice of state secondary schools in Maidstone, including the new outstanding-rated School of Science and Technology, Invicta Grammar School and Maidstone Grammar School for Girls/Boys.

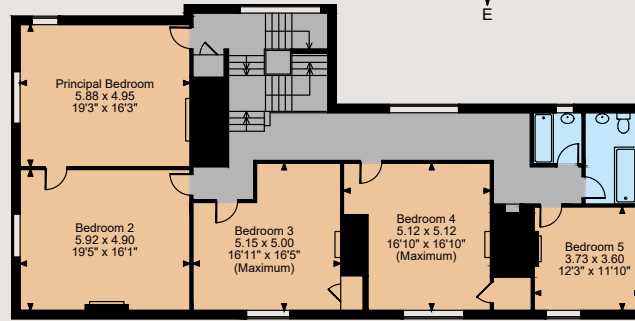




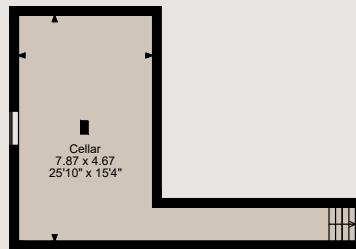
East Hall, East Hall Hill, Boughton Monchelsea
 Main House internal area 4,859 sq ft (451 sq m)
 Garage internal area 520 sq ft (48 sq m)
 Garden Store & Store internal area 202 sq ft (19 sq m)
 Total internal area 5,581 sq ft (519 sq m)



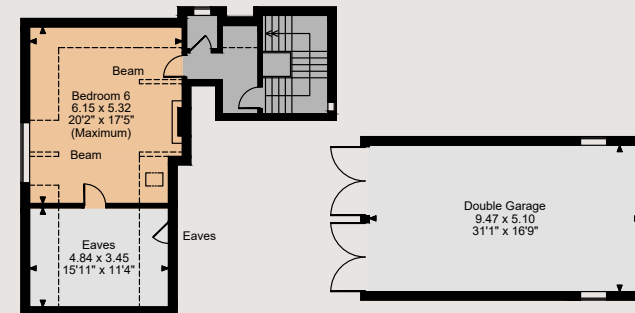
Ground Floor



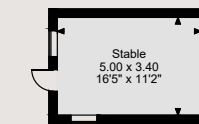
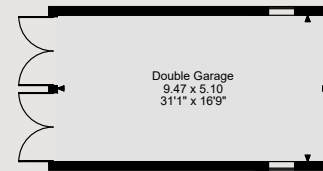
First Floor



Cellar



Second Floor



The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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Transport links in the area are well connected, with the M20 six miles away and mainline rail services available from Maidstone (approximately 1 hour to London Victoria, Charing Cross and St. Pancras International).

Directions

Leave the M20 at junction 8 and at the roundabout, take the third exit, followed by the first exit at the following roundabout onto the A20. Continue straight ahead at one roundabout and at the next roundabout, take the second exit onto the B2163/Penfold Hill. After 2.7 miles on the B2163, turn right onto the A274 and then turn immediately left to re-join the B2163/Plough Wents Road. After 1.7 miles, turn left onto Wierton Road and after a further 0.6 miles, turn left onto East Hall Hill. You will find the property on your right after 0.2 miles

General

Local Authority: Maidstone Borough Council
Services: Mains electricity and water, private drainage. We understand that the private drainage at this property may not comply with the relevant regulations.
Council Tax: Band H
Tenure: Freehold
Guide Price: £1,250,000

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