



# Exquisite Country Residence

Cheveney, Vicarage Road, Yalding, Kent



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**Guide Price £2,950,000**

Cheveney is set in an elevated rural position, surrounded by formal gardens and parkland, on the edge of Yalding village with its village shop, post office, pubs, pre-school, primary school and doctor's surgery.

The property is approached over a long gated driveway and was built in the latter part of the 17th Century, originally of oak framed construction under a plain tiled roof, extended in the 19th Century and restored in the early part of the 20th Century. In recent years 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.

Exquisite Grade II listed country residence of charm

Character features combined with modern embellishments throughout

Superbly appointed accommodation with 5 primary reception rooms & 8 bedrooms with en suites

West Malling 7.8 miles, Tunbridge Wells 11 miles

Delightful formal gardens & grounds with lake totalling about 6.95 acres



# About this property

With almost 11,000 sq ft of accommodation, salient points include stylish kitchen and bathroom suites, high ceilings, decorative coving, recessed lighting, dado rails, lead light bay windows, exposed timbers, and extraordinary feature fireplaces. Also of note are the manicured gardens and grounds, together with the impressive lake adorned in established aquatic planting.

There are five primary reception rooms, all of excellent proportions and accessed primarily from the great hall.

The kitchen/breakfast room is fitted with a comprehensive range of wall and base units with an Aga, space for appliances and an island unit incorporating a breakfast bar. The adjoining family room provides access to a utility room.

There is a three bedroomed ground floor apartment ideal for staff or family.

Arranged over the first floor are 8 en suite bedrooms, and an attic room on the second floor.



# About this property

Cheveney is approached over a sweeping, gated driveway culminating at the front of the property and providing ample off road parking.

The gardens are a particular feature of the property being a combination of formal beds and landscaped lawns interspersed with a variety of established evergreen and deciduous trees.



A terrace spans the property providing ample areas for al fresco entertaining, and an idyllic lake is adorned in established aquatic planting.





# Location

Shopping: Maidstone (5.9 miles), West Malling (7.8 miles), Tonbridge (9.3 miles). Tunbridge Wells (11 miles).

Mainline Rail Services: Paddock Wood (5.3 miles) to London Bridge/Cannon Street/Charing Cross.

Primary Schools: Yalding, Laddingford and Collier Street.

Grammar Schools: Maidstone - Maidstone Grammar School, Maidstone Grammar School for Girls, Invicta Grammar School, Oakwood Park Grammar School. Tonbridge - Tonbridge Grammar School, Weald of Kent Grammar School, The Judd School. Tunbridge Wells - Tunbridge Wells Grammar School for Boys, Tunbridge Wells Girls' Grammar School, The Skinners' School.

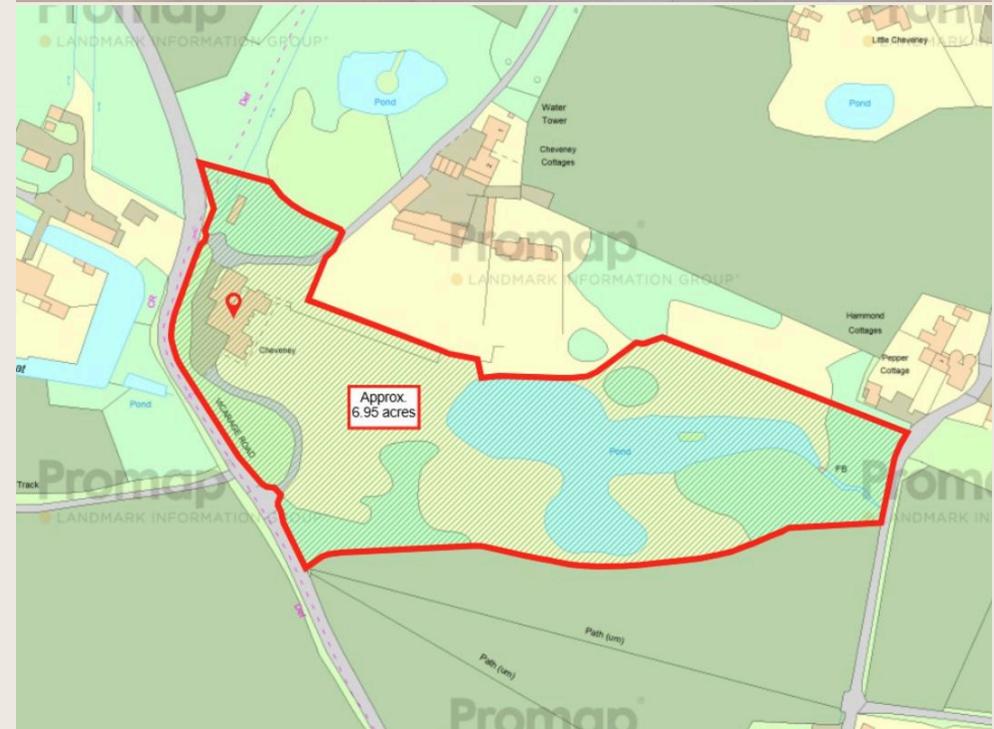
State Schools: Maidstone, Tonbridge and Paddock Wood. [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education).

Private Schools: The Preparatory Schools at Somerhill. Hilden Grange in Tonbridge. Sutton Valence. Tonbridge and Sevenoaks. St Helen's Montessori at East Farleigh. Benenden and Dulwich Prep at Cranbrook.

Leisure Facilities: David Lloyd Health Club at Kings Hill. Leisure centres in Tonbridge, Tunbridge Wells and Maidstone. Poult Wood Golf Course in Hadlow, Kings Hill Golf Club and West Malling Golf Club.

Motorway Links: The M20 and M26 at Wrotham Heath gives access to the M25, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.

All distances are approximate.



# Floorplans

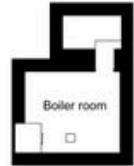
Approximate Gross Internal Floor Area 10,864 sq ft

## Cheveney, Yalding

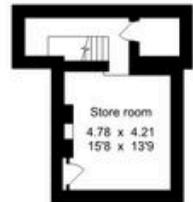
Gross internal area (approx) 1,009.3 sq m / 10,864 sq ft

Cellars 50.4 sq m / 542 sq ft

Total 1,059.7 sq m / 11,406 sq ft

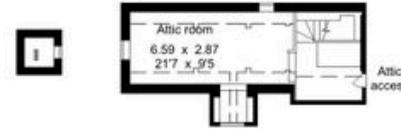


Cellar



Cellar

--- reduced headroom below 1.5m / 5'0"



## Second floor



For identification only - Not to scale  
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# Property Details

## Council Tax

Band = H

## Tenure

Freehold

## Services

Mains water, electricity and gas.

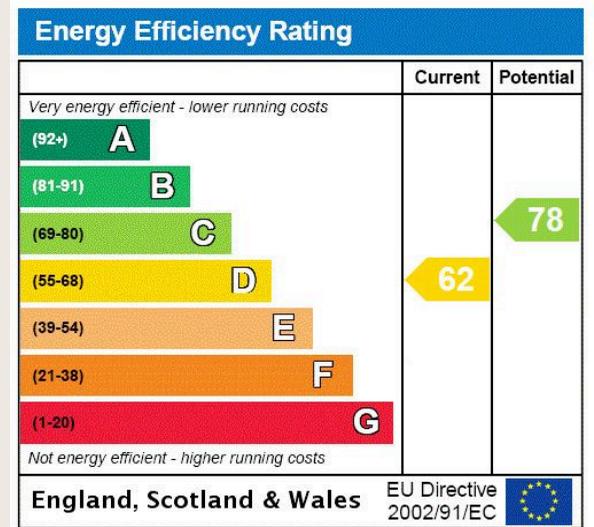
Private drainage incorporating a Biodisc Klargestar installed in 2019.

Further information available upon request.

## EPC

EPC Rating = D

CHEVENEY



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## Enquire



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## More Information



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