

EST
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— YEARS OF —

**Lambert
& Foster**



GALLANTS MANOR
EAST FARLEIGH, MAIDSTONE ME15 0LF

EST
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HISTORY

Dating back to the 14th century, Gallants Manor is steeped in history, previously owned by notable figures such as the Culpeper family, the Duke of Buckingham, and William Roper. The property combines period charm with subsequent elegant additions spanning the 16th to 19th centuries.

GALLANTS MANOR

Gallants Manor is a most attractive family home located central to its own landscaped grounds, extending to some 8.38 acres (3.92 hectares). The property is of part ragstone construction, with tile hung elevations and a wealth of exposed timbers and is approached from the lane over a private gated drive, leading to the house. The hallway, which includes a cloakroom, leads through to a dining room into the main entrance hall. The house has an open plan kitchen connecting to the attractive conservatory breakfast room, which is flooded with natural light with French doors leading to the gardens. A study now occupies the room which was originally the kitchen to the property, adjoining a utility room. The formal drawing room is a stunning living space with dual aspect views across the garden, and a further sitting room snug with a large fireplace flanked by glass cabinets completes the downstairs accommodation. Stairs from the main hall give access to a large dry cellar.

Stairs from entrance hall lead to the first floor to an open landing, connecting to the bedrooms and bathrooms. The master suite has a south and west facing aspect over the gardens, with an en suite bathroom, and in addition there are 4 further double bedrooms, all retaining period features and a family bathroom and wc.

The property, while in need of sympathetic updating, offers a tremendous potential to curate a spectacular residence tailored to contemporary tastes within a historic framework.







ANNEXE & OUTBUILDINGS

Adjacent to the main driveway, an attractive annexe/studio building presents potential, subject to planning, for ancillary accommodation or a home office, constructed of local ragstone and tiled roofing..

GARDENS AND GROUNDS

The gardens extend to some 8.38 acres (3.92 hectares) and give the house a spectacular setting. On a gently undulating site, individual parts of the garden have been developed with different themes, with the outlying areas retaining the feel of mature pasture parkland where there are located numerous maturing specimen trees and shrubs. On the east side of the garden is a series of ponds and lakes which are located in a private setting, furthest from the road. The grounds also include a well-positioned tennis court close to traditional storage buildings and garaging.

The gardens have useful traditional storage buildings, and a hard surfaced tennis court in a secluded location bordered on three sides by mature hedging.





FLOOR PLANS

Gallants Manor, Gallants Lane, East Farleigh, Maidstone, ME15 0LF

Approximate Area = 4370 sq ft / 406 sq m

Garage = 478 sq ft / 44.4 sq m

Outbuildings = 1091 sq ft / 101.3 sq m

Total = 5939 sq ft / 551.7 sq m

For identification only - Not to scale





DESIGNATIONS: Gallants Manor is Grade II Listed.

COUNCIL TAX: Gallants Manor is included in Band H.

SERVICES: Mains water and electricity with private foul water drainage. Broadband connected to the main house.

METHOD OF SALE: Gallants Manor is offered for sale by Private Treaty. The selling agents may set a date for Best and Final Offers and interested parties are advised to register interest, to be kept updated on the sale process.

TENURE: The property is offered for sale freehold with immediate vacant possession. There is no forward chain.

PUBLIC RIGHTS OF WAY: There are no public rights of way that cross the property.

FENCING: The purchaser will be required to erect and thereafter maintain a new fence along the newly created boundary to the south east boundary marked on the sale plan between the points A and B.

LOCAL AUTHORITY: Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ. Telephone 01622 602000.

VIEWING: Strictly by appointment only. Please contact the selling agents Paddock Wood office with enquiries to Antonia Mattinson or Alan Mummery on 01892 832325 option 3.

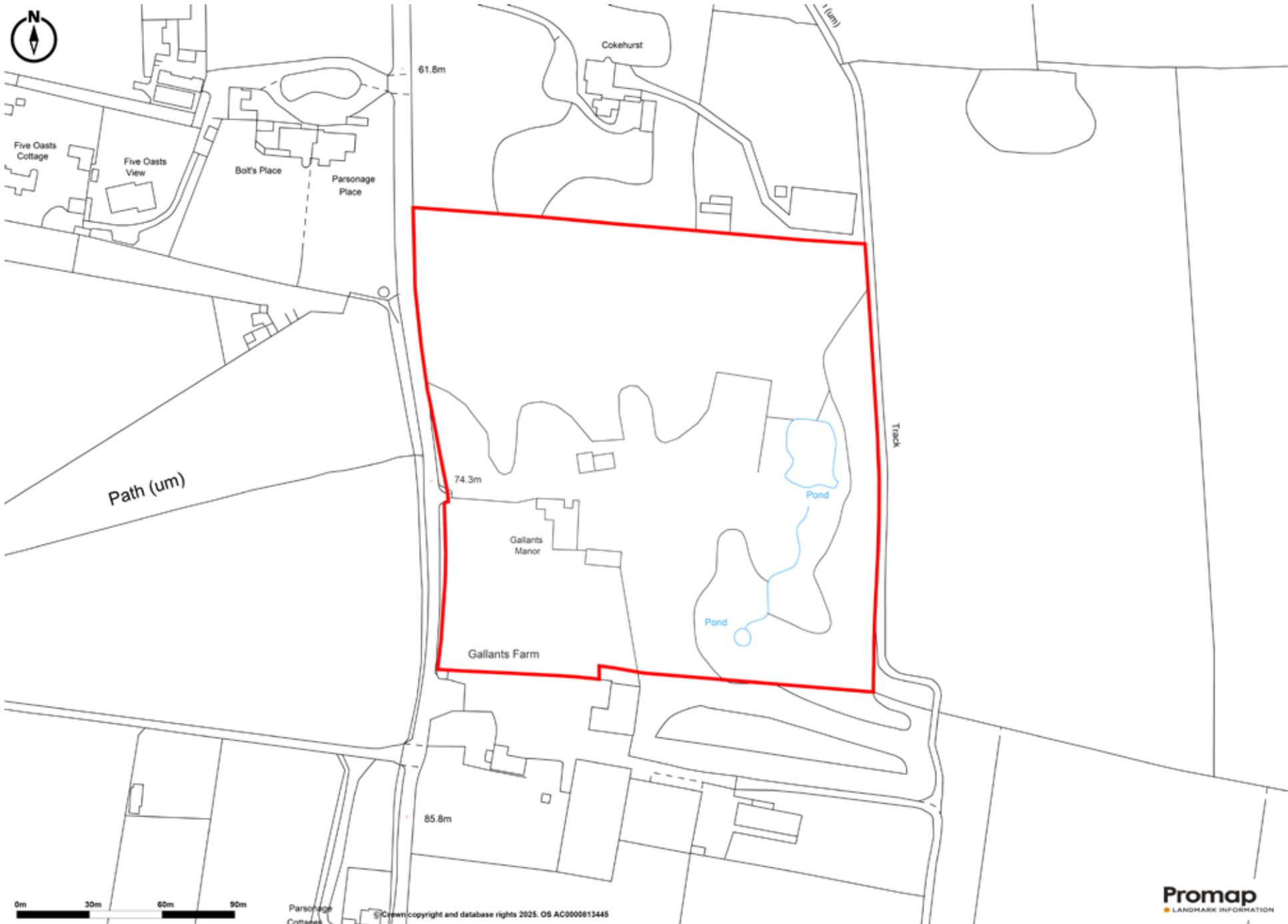
DATA PACK: A data pack including floor plans and a site plan is available on request.

NOTE: The vendor retains the farm buildings to the south of the site which are let for commercial purposes. Further information on request.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.





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