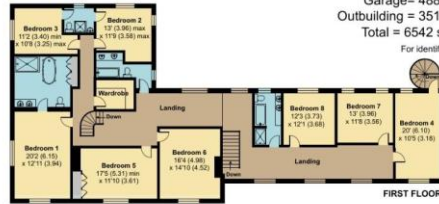


Old Ashford Road, Lenham, Maidstone, ME17

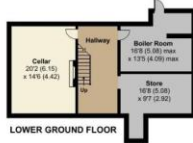
Approximate Area = 5703 sq ft / 529.8 sq m
Garage = 488 sq ft / 45.3 sq m
Outbuilding = 351 sq ft / 32.6 sq m
Total = 6542 sq ft / 607.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Simon Miller & Company. REF: 1328447

GROVE HOUSE

OLD ASHFORD ROAD

LENHAM

ME17 2PX

GUIDE PRICE £1,900,000 - £2,000,000

FREEHOLD

EPC REPORT: N/A



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE
APPOINTMENT WITH THE OWNER'S AGENTS

Agents note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.





Nestled along the prestigious and tree-lined Old Ashford Road in the historic village of Lenham, this magnificent eight-bedroom detached Georgian villa presents a rare opportunity to acquire a landmark home of extraordinary character, space, and architectural significance.

Painstakingly refurbished to an exceptional standard, the property seamlessly blends classic period elegance with the comforts of contemporary living. Spanning an impressive 6,542 square feet and set within private, landscaped grounds, this resplendent residence offers the kind of grandeur and privacy typically reserved for the pages of a lifestyle magazine.

Property Features

- Eight Bedroom Detached Georgian Villa
- Four Bathrooms
- Three Reception Rooms
- Period Features Throughout To Include Floor To Ceiling Windows & Fireplaces
- Beautifully Refurbished Throughout
- Four Chamber Cellar
- Grand Entrance Hallway With Sweeping Staircase

From the moment you step through the grand front door, you are greeted by a breathtaking entrance hall with soaring ceilings, original wood floors, and a sweeping central staircase—a dramatic architectural centrepiece that sets the tone for the home's refined style. This space effortlessly invites you into the heart of the home, where light, scale, and period detailing create an unforgettable first impression.

The villa features three exceptional reception rooms, each one bathed in natural light through floor-to-ceiling Georgian sash windows. Elegant fireplaces, intricate cornicing, and high ceilings further enhance their sense of timeless sophistication. Whether hosting grand soirées, celebrating holidays with family, or retreating for quiet contemplation, these spaces provide both versatility and atmosphere in equal measure.

Upstairs, the property boasts eight beautifully appointed bedrooms, thoughtfully arranged to cater to both family and guests. Each room is a sanctuary of calm and proportion, with original architectural features preserved and tastefully complemented by bespoke finishes and modern touches.

MATERIAL INFORMATION, Freehold, Council Tax Band: H, Broadband: Copper & Fibre

