



'Our Focus Determines Your Reality'



Sutton Road  
Langley  
Kent  
ME17 3NN



Entrance Hall \* Sitting Room \* Study Area leading to Balcony  
Dining Room \* Kitchen/Breakfast Room  
Principal Bedroom \* Two further Bedrooms, One Ensuite  
Family Shower Room

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Communal Landscaped Garden \* Tennis Court \* Pond  
Enbloc Garage



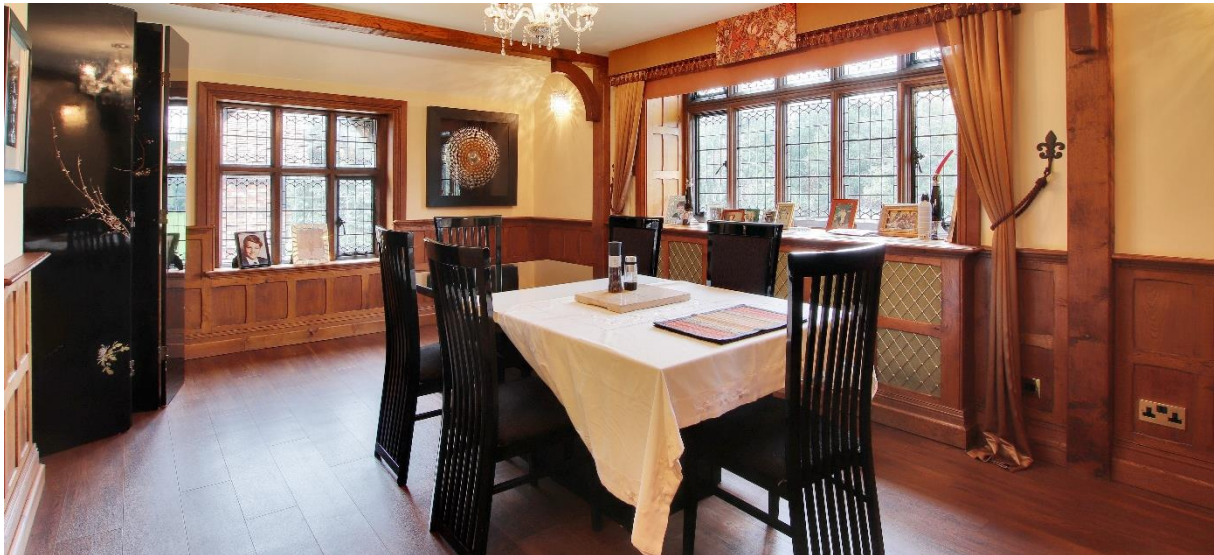
## FIRST FLOOR APARTMENT IN GRADE II LISTED MANSION HOUSE

This impressive first floor apartment is situated within a stunning Grade II Listed Elizabethan Manor House which is understood to have been extended and renovated in the 19th century and now provides seven apartments.

With period features throughout from wood panelling to leaded light windows, a panelled entrance hall with butterfly staircase leads to the first floor apartment where the accommodation consists of an entrance hall, a double aspect sitting room with fireplace, a double aspect dining room, a study area with doors leading to a balcony and a kitchen/breakfast room. There is also a principal bedroom, two further bedrooms, one with ensuite shower room, and a family shower room.

Set behind electric gates at the end of a sweeping driveway in communal landscaped gardens of 12 acres with a tennis court and ponds, the apartment also benefits from an enbloc garage.

The property is ideally situated for access to the major road and rail networks.



## LANGLEY

The property is situated in a semi-rural setting on the outskirts of the village of Langley, about 4 miles from Maidstone. Langley offers two public houses, a garden nursery and a primary school. There are supermarkets and local amenities a short driveway.

Maidstone provides a wide range of shopping, educational and social facilities, as well as two mainline railway stations.

Headcorn and Bearsted are also a short drive both offering excellent village amenities together with mainline stations.

## SCHOOLS AND CONNECTIONS

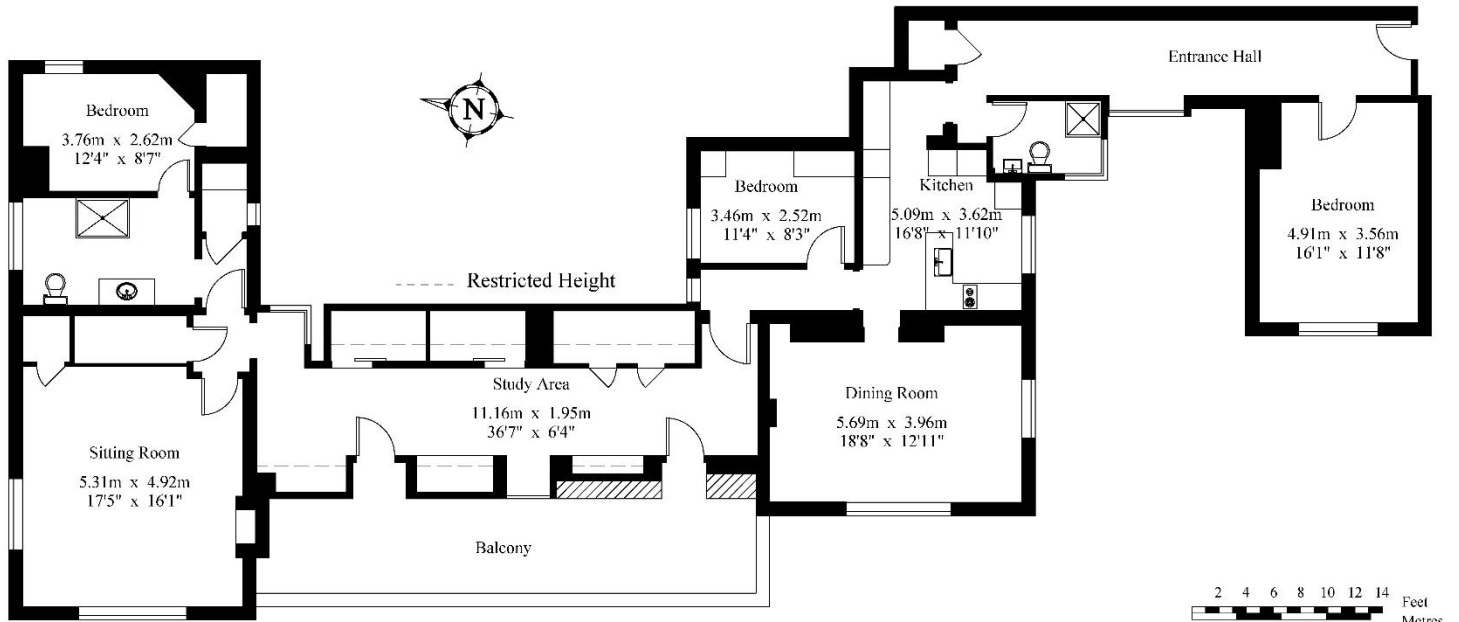
Sutton Valence, the renowned independent school is within about 10 minutes' drive and there are a number of excellent schools for children of all ages available locally.

There are mainline stations at Maidstone, Headcorn and Bearsted for trains into London. The M20 Motorway is a short drive proving links to the main road networks and the coast.



## 6 Rumwood Court

Gross Internal Area : 194.8 sq.m (2096 sq.ft.)



First Floor

2 4 6 8 10 12 14 Feet  
1 2 3 4 Metres

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## SERVICES

All mains utilities connected.

EPC Rating: n/a

Maidstone Borough Council - Council Tax Band E

20% Share of Freehold, 999 year lease from 1991.

Rumwood Court Management Co. Ltd. Annual ground rent - peppercorn. Service charge £552.89 per month to cover maintenance of the manor house and grounds, includes building insurance. Pets are allowed at the discretion of the management company.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

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