



Claremont House, Tonbridge Road, Watlingbury, Maidstone, ME18 5NU  
£200,000



## About this property.....

Elegant Georgian Conversion Apartment | 154-Year Lease Remaining | Garden Access, Parking & Shared Basement | Central Village Setting

A beautifully appointed one-bedroom apartment forming part of a GRADE II LISTED GEORGIAN BUILDING, set proudly in the heart of Wateringbury village. This elegant home benefits from an EXTENDED LEASE TERM OF 154 YEARS, allocated off-street parking, access to a garden area, and a wealth of period features.

Built in the early 19th century, the building has a rich history—originally a school for young gentlemen before becoming a doctor's surgery and pharmacy. Sympathetically converted into apartments in the 1980s, the property retains all the GRAND PROPORTIONS AND CHARACTER OF THE GEORGIAN ERA.

Inside, the apartment offers an abundance of charm with HIGH CEILINGS, sash windows, working shutters, and a large fireplace in the main reception room. A grand communal entrance sets the tone, while the apartment enjoys its own private doorway leading into a bright and spacious reception room. This flows into a generous kitchen/dining, thoughtfully designed with space for dining and entertaining. A large double bedroom and a split-level modern shower room complete the accommodation.

To the side of the property is a communal garden area, clearly visible from the apartment, which the current owners enjoy as a peaceful spot for a drink or barbecue. There is also a shared basement area used for storage and to the rear, you'll find the benefit of ALLOCATED OFF-STREET PARKING—a rare asset in such a central location.

A wonderful opportunity to own a CENTRALLY LOCATED VILLAGE HOME that blends historic charm with practical living.

## Situation.....

Enjoying an elevated position just a short stroll from the River Medway and Wateringbury train station, this property offers a wonderful mix of rural charm and superb connectivity. Wateringbury is a characterful village nestled between the market town of Maidstone (under 5 miles away) and historic Tonbridge (9 miles), with Royal Tunbridge Wells just over 12 miles distant.

The village itself has a warm, welcoming atmosphere, with regular local events such as summer fairs and festive pantomimes that bring the community together. The surrounding countryside is perfect for walking and horse riding, while the nearby marina offers a peaceful spot to moor a boat or simply relax and watch the swans, kayaks, and narrowboats drift by.

On your doorstep, you'll find a stylish restaurant and bar, the traditional Railway pub across the road, a convenient store, and a petrol station. Wateringbury station provides excellent links into London — with journey times as little as 1 hour and 2 minutes to London Bridge, 1 hour and 12 minutes to Charing Cross, and just 1 hour and 17 minutes to St Pancras with a simple change.

For broader amenities, Maidstone offers a wide selection of shopping, dining, and leisure options, while nearby Tonbridge and Royal Tunbridge Wells deliver a more refined experience, with boutique stores, independent cafés, galleries, and beautiful parks — all within easy reach.













## What the owner says.....

When I was looking for my first home, I didn't know exactly what I was looking for. However when I first saw Claremont House, I knew this would be the one.

With the spacious living room and high ceilings, it made the flat feel lighter and airy as opposed to condensed. The location was ideal with transport links to the main towns in the area plus the walks along the river front right on the door step.

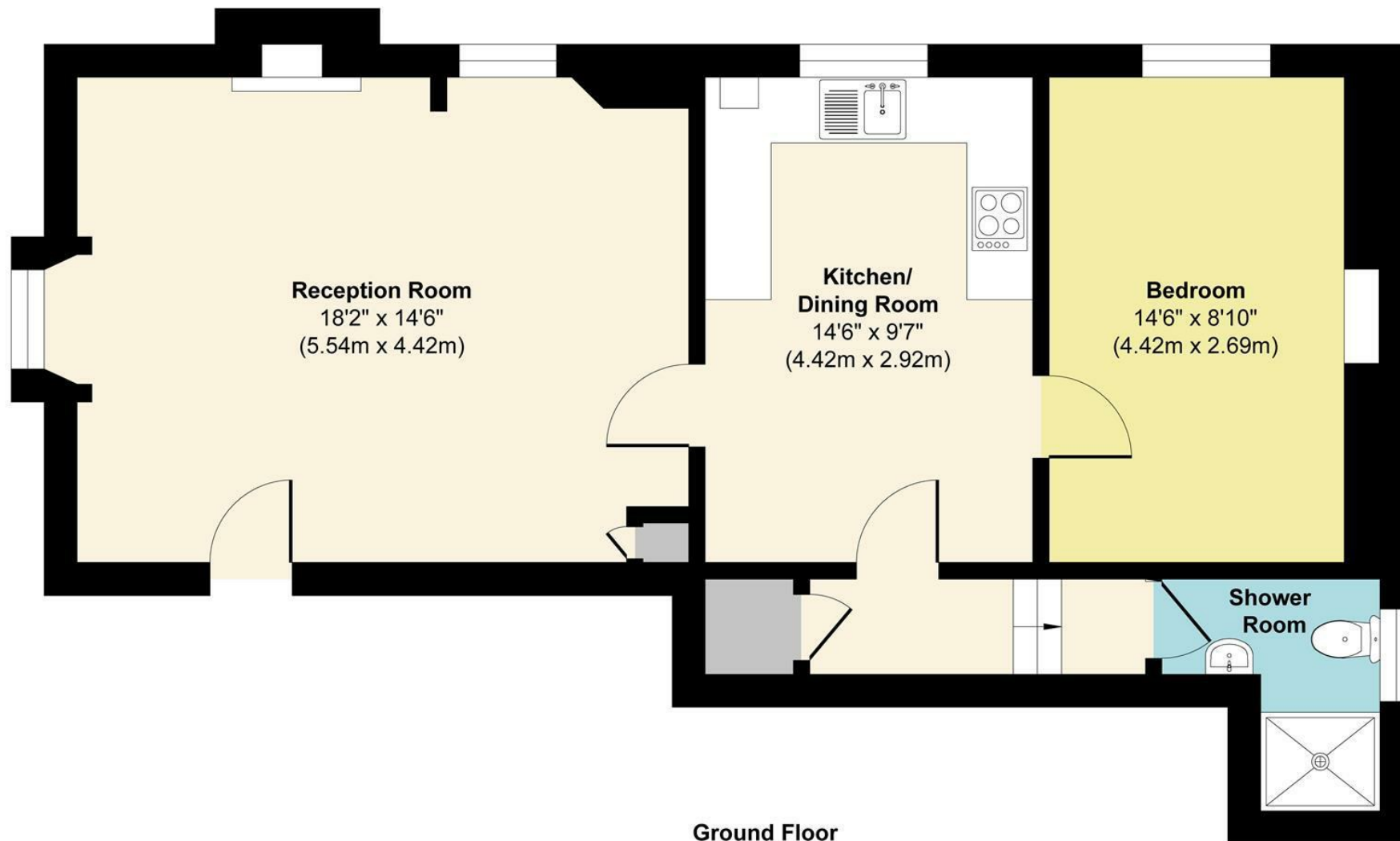
This has been a lovely home for us over the many years and we will be sad when it is time to leave."







# Claremont House, Tonbridge Road, Watlingbury, Maidstone, ME18 5NU



Ground Floor

**Approx. Gross Internal Floor Area 622 sq. ft / 57.70 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



[bluebell-estates.co.uk](http://bluebell-estates.co.uk)