

Ibbett Mosely

Flat 7, Preston Hall Culpeper Road, Aylesford, ME20 7FJ



A TRULY EXCEPTIONAL 3 BEDROOM APARTMENT LOCATED IN THE ORIGINAL BUILDING OF PRESTON HALL DEVELOPMENT. FINISHED TO A HIGH STANDARD BY THE CURRENT OWNERS, THIS APARTMENT IS UNIQUE AND LUXURIOUS HOME WITH A LARGE MEZZANINE FLOOR. A GROUND FLOOR APARTMENT WITH ACCESS TO THE REAR GARDENS AND OWN SPACE TO SIT OUT AND ENJOY THE IMMACULATE SPACE. THE PROPERTY HAS THE ADDED BENEFIT OF 2 ALLOCATED PARKING SPACES AND HAS NO ONWARD CHAIN.

Guide PRICE £700,000

- Historic Converted Jacobean Manor House
- Stunning Entrance with Mosaic Mintern Tiling
- Three Double Bedrooms all with Ensuite Facilities
- No Onward Chain
- Share of Freehold
- Luxury Fitment Throughout & Grand Communal Gardens
- Two Allocated Private Parking Spaces
- Fabulous High Ceilings & Architectural Features
- Own Doorway to Rear Garden with Space for Table
- Guide Price £700,000



## History of Preston Hall

The estate dates to at least 1102. Between around 1300 and 1734 the estate was owned by the Culpeper baronets. Jeffrey Culpepper was High Sheriff of Kent twice, once between 1364–66 and again in 1374 and the family remained influential in Kent throughout their time at the hall. The Baronetcy of Culpeper of Preston Hall was created on 17 May 1627 for William Culpeper. He served as High Sheriff of Kent in 1637 and his grandson, Sir Thomas Culpeper, 3rd Baronet served as High Sheriff in 1704 and was Member of Parliament for Maidstone between 1705 and 1713 and again between 1715 and 1723. On his death in 1723 the estates passed to Alicia Culpepper, Thomas' sister, and, through her, to her husband's family, the Milners.

Thomas Culpepper was thought to have had a dalliance with Catherine Howard when she was Queen at Preston Hall and meetings in the staircase that forms part of the apartments. This led to Henry VIII stripping her of title as queen in November 1541 and beheaded three months later on the grounds of treason for committing adultery with her distant cousin, Thomas Culpeper was also beheaded at the Tower of London.

During World War I the hall was used as a hospital and convalescent home for servicemen wounded in the war.

## Entrance Hall

This impressive entrance hall welcomes you with its soaring ceilings and intricate mouldings, creating an immediate sense of grandeur. The floor features a beautiful patterned mosaic mintern tile design that lends a classic touch to the space. Soft wall lighting enhances the architectural details and highlights the elegant archways, setting a refined tone for the rest of the home. This in turn opens into more modern space offering up access to all areas.

## Kitchen / Dining / Sitting Room 31'0" x 23'0"

The open-plan kitchen, dining, and sitting room is a stunning, light-filled space with





high ceilings and a large lantern skylight that floods the room with natural light. The room features wooden flooring throughout and a modern, neutral colour scheme that feels fresh and inviting. The sitting area is arranged around a contemporary media wall with a large TV, creating a perfect spot to relax. Adjacent to this, the dining area comfortably accommodates a large table for family and friends, with the kitchen boasting sleek, glossy cabinets, integrated appliances, and under-cabinet lighting that adds a modern flair. A staircase with glass balustrades leads to a mezzanine level, enhancing the airy, open feel of this versatile living space.

## Utility Room

A compact and practical utility room with ample cupboard storage and workspace, fitted with a sink and plumbing for appliances. The room connects conveniently to the kitchen area, making it ideal for laundry and additional kitchen tasks.

## WC

A well-appointed WC with contemporary fixtures, including a wall-mounted WC and a wash basin. The room is finished with wood-effect flooring and subtle neutral wall colours, offering a clean and practical space for guests.

## Office / Bedroom
## 31'2" x 12'3"

The mezzanine floor offers a versatile office or bedroom space, featuring a large lantern skylight that brings in plenty of natural light and glass balustrades that overlook the living area below. This room is carpeted for comfort and includes built-in storage along one wall. An ensuite bathroom with modern fittings and a bath completes this private space, making it ideal for working or relaxing in comfort and style.

















## Bedroom 1
15'6" x 10'10"

This spacious bedroom is carpeted and features high ceilings with a simple cornice detail. It is furnished with a double bed and built-in wardrobes with ample storage. The neutral, calming decor creates a peaceful atmosphere. The adjoining en suite bathroom is finished with contemporary tiling, a walk-in shower, and modern sanitary ware, offering a private sanctuary within the home.

## Bedroom 2
12'11" x 12'6"

Another generously sized bedroom with carpeted flooring and high ceilings. It has a double bed and freestanding wardrobes, along with an en suite bathroom featuring a bath, WC, basin, and modern tiling. This room offers a comfortable and private space with a simple, relaxed ambience.

## Parking

The property has the use of two allocated parking spaces to the front of the building in the main parking area.

## Location

Preston Hall is located just a short distance to restaurants and wine bars of West Malling, or the beautiful green at Bearsted, which are both within 10/15 minutes away. The property lies just 20 minutes from Bluewater shopping centre, 10 minutes from Maidstone, and 5 minutes from the motorway (M20/ M2). There are two train stations within walking distance and a bus stop outside on the main road of Preston Hall. “Sainsbury, Marks and Spencer food hall, Costa, Homebase, and Halfords are all within walking distance but far enough away not to be seen or heard.




**Ground Floor**




**Mezzanine Floor**

Approx. Gross Internal Area 2220 ft² ... 206.2 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC Rating- C

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