

Hunton Court Hunton



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& Parker

Land and property. Since 1885.



LOT 1: 14,075 sq ft (1,308 sq m) | Freehold

5 reception rooms | 8 bedrooms

Stable Cottage (3 - 4 bedrooms) 2,174 sq ft (507 sq m)

Stables | Swimming pool and tennis court | Outbuildings

Gardens and grounds | About 10.95 acres

LOT 2: Parkland | About 120.8 acres

LOT 1 Guide price £6,000,000



One of Kent's most magical estates

History

Hunton Court dates to the 13th century with its ecclesiastical origins still evident today. Subsequent additions to the building were made in the 14th century with a large roof structure and three crown posts which can be found in the attic rooms. In the 18th century the house - then known as Court Lodge - was completely remodelled and renamed as Hunton Court.

The Estate was once the country residence of the Bannerman family, starting with Henry Bannerman in 1850, during which time embellishments to the main house were made including the exquisite hand painted wall panels in the drawing room. Hunton Court was successively occupied by descendants of the Bannerman family before moving into the ownership of the current vendors in 2008.

LOT 1 - Hunton Court

Hunton Court is Grade II listed and is, unusually for Kent, constructed of a mellow ragstone. The stunning gardens include a serpentine lake and provide a magical setting for this unique house, which epitomises all that is expected of an elegant country residence.

A stone porch leads to the impressive reception hall through tall double oak doors with ornate moulded cornicing and a pair of polished Tuscan columns. Doors open to the principal reception rooms. The drawing room is splendidly proportioned, with hand painted panels depicting Grecian style cherubs and local hops together with birds and garlands; full height sash windows give views to the park. The dining room with a vast bay window lies across the hall, beyond which the garden room opens to the pool, terrace and garden. The morning room on the southwest corner, together with the old chapel, forms the oldest part of the house.

A back hallway with a secondary staircase passes a flexible downstairs bathroom, continuing to the kitchen which looks to the back garden and courtyard and is bolstered by a butler's pantry, boot room, utility room and a large study.

An elegant, cantilevered staircase rises to the first floor. The principal bedroom with dressing room has stunning views across the lake and parkland. There is a large marble bathroom and three further bedrooms (two of which are en suite) are found in the oldest part of the house, whilst another two share a bathroom and small kitchenette to the rear.

The history of the house is on display on the second floor, where exposed beams and stunning crown posts divide a selection of rooms, including two more bedrooms, a cinema room, a playroom and a studio.

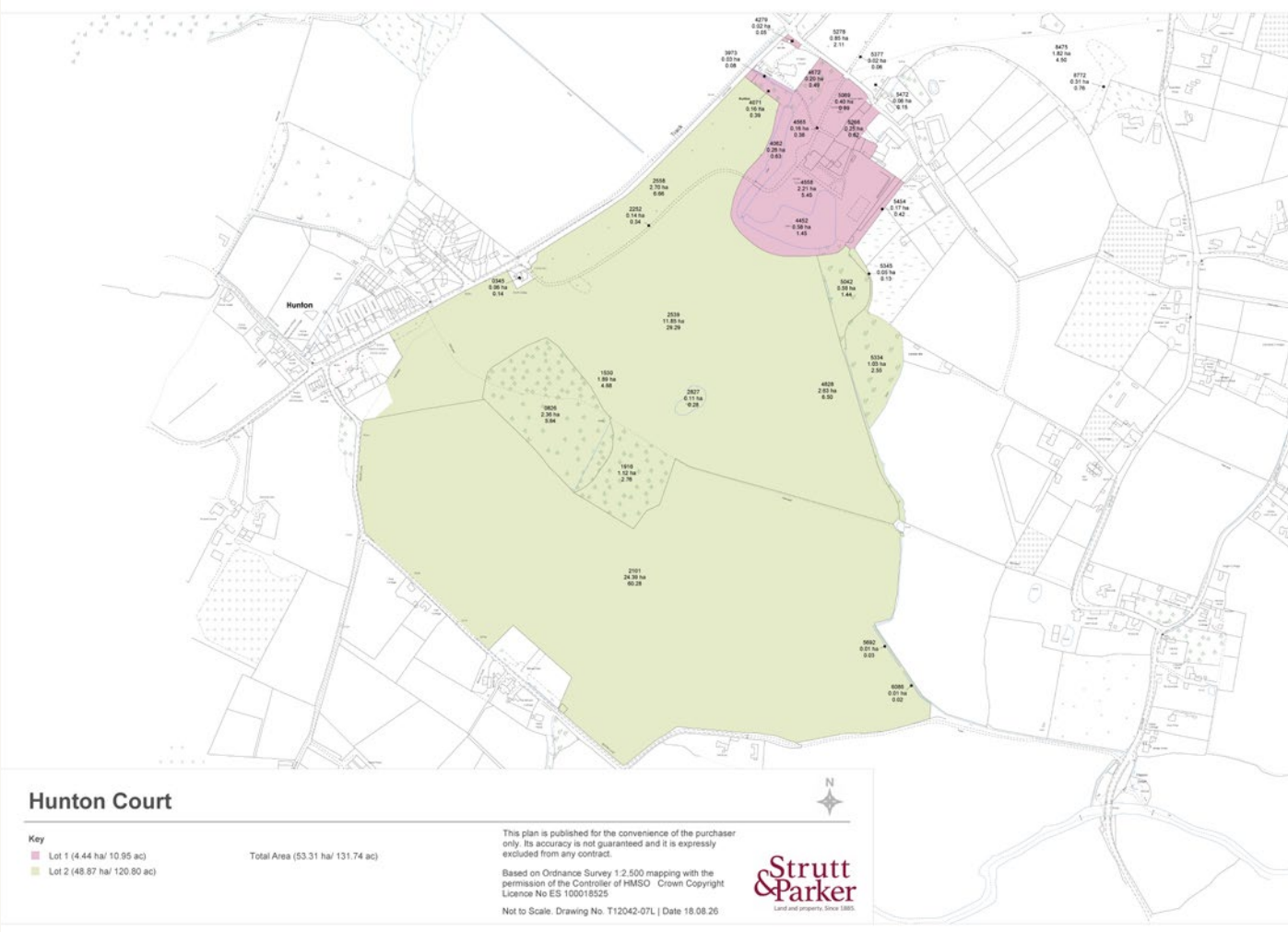
LOT 2 - The Parkland

The 18th century parkland, with areas of woodland, lies mainly to the south of the house and extends to about 120.8 acres.

Lot 2 will not be sold before Lot 1 and is available by separate negotiation.







Outside

Hunton Court is surrounded by exceptional grounds, centred around the serpentine lake, with a mix of formal lawns and flower beds interspersed with specimen trees. Lawns sweep down to the lily filled lake.

To the rear of the house is a swimming pool and terrace. Beyond, a walled garden and outbuildings conceal a greenhouse, vegetable patch, orchard and tennis court. A delightful woodland walk passes through a Japanese style garden on the far side of the lake and provides fantastic vistas back towards the house.

A cobbled courtyard is surrounded by traditional buildings including stables and the old coach house which provides ancillary accommodation (in the form of a three-to-four-bedroom cottage) and traditional stables. Further west a modern, steel portal-frame building provides storage and a workshop. There is an extensive solar array on the roof.

Location

Hunton Court sits in a beautiful rural setting on the edge of the quiet village of Hunton, close to Marden and Linton and at the foot of the Greensand Ridge. Hunton itself has a primary school, pre-school and a village hall, with a shop, café and public house at nearby Yalding. A broader array of amenities is available in Maidstone and Tunbridge Wells.

The property has excellent road and rail connections to London. A number of stations are nearby, including Marden and Paddock Wood, with services to London Bridge from 44 minutes. By car it

is seven miles to the M20 (Junction 5), which provides links to the M25, Gatwick and Heathrow airports.

Hunton Court is situated in the heart of Kent, surrounded by beautiful unspoilt countryside, with meandering lanes leading to picturesque villages. Orchards and hop gardens remind one of a bygone era.

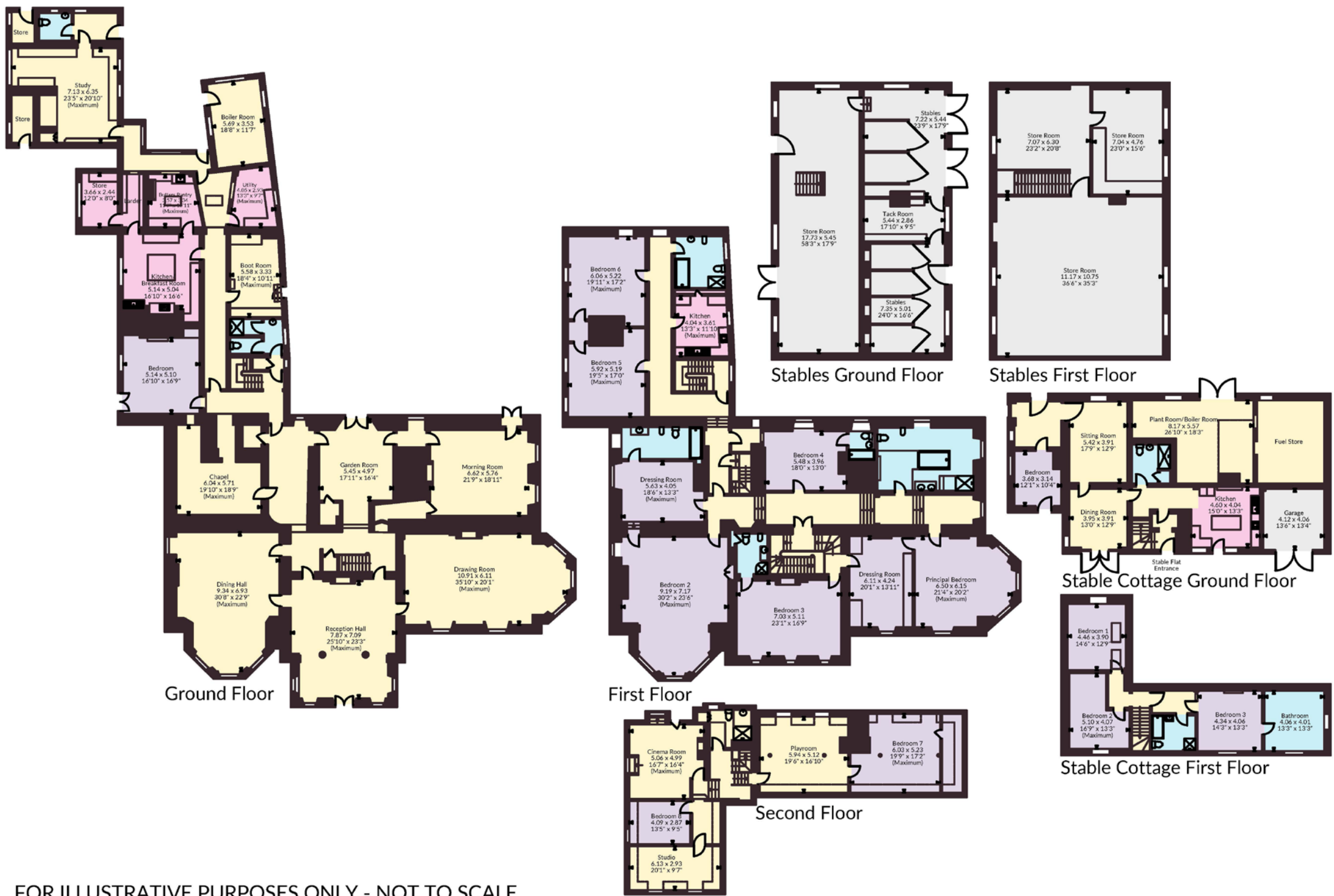
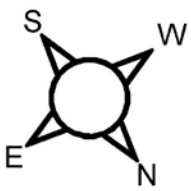
There is an array of schools available in the surrounding towns, including those nearby at Maidstone, Tunbridge Wells, Tonbridge, Sevenoaks and Canterbury. Of particular note - and within close proximity - are Tonbridge School, Sevenoaks School, Dulwich Prep School at Cranbrook, and Benenden School.

General

Local Authority: Maidstone Borough Council
Services: Mains electricity and water, Klargester drainage and biomass and oil heating. Solar panel array.
Council Tax: Hunton Court - Band H; Stable Cottage - Band D
EPC Rating: Hunton Court - D ; Stable Cottage - TBC
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Agent's Note: Lot 2 will not be sold before Lot 1.



Hunton Court West Street, Hunton
Main House internal area 14,075 sq ft (1,308 sq m)
Stable Cottage internal area 2,174 sq ft (507 sq m)
Plant Room , Fuel Store & Garage internal area 893 sq ft (83 sq m)
The Stables internal area 4334 sq ft (403 sq m)
Total internal area 21,476 sq ft (2,301 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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