

Advertisement for auction of Preston Hall Estate, 17 June 1867  
(from the *Daily News*, 10 June 1867)

IN the County of KENT.—The PRESTON-HALL ESTATE, a magnificent FREEHOLD RESIDENTIAL PROPERTY, embracing 2,519 acres, situate in the parishes of Aylesford, Bercham, Boxley, Ailington, Ditton, and East Malling, within three miles of the county town of Maidstone, and near to the Aylesford (first-class) station.

**MESSRS. DANIEL SMITH, SON, and OAKLEY** have received instructions to OFFER for SALE by AUCTION, at the Mart, Tokenhouse-yard, near the Bank of England, on MONDAY, June 17, at 2 precisely, the above exceedingly choice and very valuable

**ESTATE,**

consisting of a mansion, having a very beautiful elevation, and exhibiting throughout the entire structure an harmonious irregularity peculiarly effective and captivating, erected of Kentish rag stone with rich Caen stone dressings, from designs furnished by the late Mr. Thomas, and carried out by him with the strictest attention to solidity, combined with exquisite taste in every embellishment. The interior displays in its vestibule and hall, in the suite of elegant reception-rooms, the noble and matchless billiard room, its English oak staircases, its gallery, principal chambers and dressing rooms, boudoir, bath rooms, &c., examples of taste and workmanship in marbles, in joinery, and in general decorations rarely to be met with; while the complete and never-failing supply of water from the celebrated Spring head, the heating apparatus, detached gasometer, the extent and general arrangement of the secondary apartments and servants' chambers, together with a fine suite of domestic offices and rooms, extensive vaulted cellarage, &c., leave nothing to be desired which can be associated either with luxury, comfort, or convenience. The out-offices are most substantial and complete; the stables have been recently erected, fitted with the latest improvements, are both extensive and unique, and screened by a mansion wing, terminated by a turret entrance to the stable premises, designed in perfect keeping. The edifice is placed on the south side of the Medway (nearly in the centre of the estate), upon rising ground in its beautiful park of about 134 acres, with divisions forming a deer park, and rich grazing paddocks studded with fine forest and other trees of noble growth, and commands rich home scenery, the river Medway flowing immediately below the park lands, the village of Aylesford, with its church tower, partly screened by the foliage of the park timber, with an extensive tract of agricultural land, rich in soil, and varied in its produce and bounded by a high range of hills, with woodlands, stone quarries, and chalk pits, the celebrated ancient British monument known as Kits Coty, and other picturesque objects, terminating the landscape, and forming the northern portion of the estate, which contains 1,135 acres of fine productive corn and root land, divided into excellent farm occupations. The mansion is approached from the west side through handsome iron gates by an avenue of cedars of Lebanon and Deodars, terminated by a glade a mile in extent, and communicating with two other green drives of equal length, cut through woodlands and plantations (yielding a large annual income), and hop lands, planted on each side with auricularias, conifers, evergreens, and flowering clumps, forming a rich finish to the south or mansion portion of the estate, embracing

**\* SIXTEEN HUNDRED AND SEVENTY-FOUR ACRES.**

The mansion courtyard is occupied with a fine domed conservatory and corridor leading to withdrawing-room. In front of the mansion a fine centre parterre, with side ditto, designed by Nesfield, and finished with sculptured Portland stone vases and large centre fountain, a grand work by Thomas; terraces and grass slopes, flights of steps leading to the park, and enclosed by a dwarf Caen stone wall with perforated and blank panels, extensive side lawns, adorned with conifers, flowering shrubs, and forest timber, a gravelled promenade 200 yards in length, with avenues of standard roses, backed by Irish pyramidal yews and terminated by an alcove of elegant design; a promenade rosary, a bowling green, kitchen gardens, glass walls, extensive ranges of vineries, peach-houses, and greenhouses, forcing ground, with gardener's dwelling and offices, fruitful orcharding, an aviary, a fine clover-racket court, shrubbery walks, wilderness, fernery, plantations, &c. The agricultural portion is divided into farm holdings, with excellent homesteads, conspicuous among which is the Home-farm (in hand), which has a set of model farm buildings, occupying an area of three acres, and having a fixed engine, and every requisite fitting for economising labour, detached hop casts, with kilns on the latest principles, &c.; the greater portion of the estate is supplied with water conducted from the Spring-head, and the village of Aylesford is furnished with five public hydrants from the same pure source. The cottages are erected in a most substantial manner, in an ornamental style, and are pleasing features in the various approaches to the mansion. The estate produces a rental of,

**£6,500 PER ANNUM,**

exclusive of the mansion and various dwellings, and if a proper value be put upon its various fine features, such as the solid elegance of the edifice, with its luxurious adjuncts, its easy access to the metropolis, its fine neighbourhood, its beautiful situation, the rich character of the lands, the presence of stone, chalk, and inexhaustible veins of silver and other fine sands, joined to fine partridge and cover shooting, it cannot but be regarded as a property very seldom met with, and in every respect suited to the requirements of a gentleman of taste and fortune in search of a fine residential investment. N.B.—It will be offered as an entirety, and if not sold, the south or mansion portion, comprising 1,674 acres, will be put up and form a lot distinct from the north portion (1,135 acres), which will not be sold till the mansion portion is disposed of.

Particulars, with lithographic plans and views (10s. each) may be obtained of Messrs. Maynard, Son, Markby, and Denton, solicitors, 57, Coleman-street, E.C.; and, with orders to view, of Messrs. DANIEL SMITH, SON, and OAKLEY, land agents and surveyors, 10, Waterloo-place, Pall-mall, S.W.