



'Our Focus Determines Your Reality'



Vanity Lane
Linton, Maidstone
Kent
ME17 4BP



Sitting Room * Dining Room * Family Room
Kitchen/Breakfast Room * Pantry * Utility Room * Boot Room
Cloakroom * Workshop * Unconverted Store Room * Cellar

Master Bedroom with Ensuite Bathroom * Five Further Bedrooms
Family Bathroom * Attic Room

Garden and Grounds including Nut Orchard
Double Open Bay Garage * Garden Store
Far Reaching Views across the Weald



STUNNING GRADE II LISTED COUNTRY HOME

Enjoying a stunning elevated position on the outskirts of the village of Linton, this striking Grade II Listed country home provides a flexible array of accommodation. The exterior colour scheme of pale pink with blue window frames is protected by a covenant and only enhances the character of the property which is believed to have origins dating from 1497.

The accommodation consists of a sitting room with fireplace and log burning stove and a butler cupboard, a double aspect dining room with feature fireplace and log burning stove, kitchen/breakfast room, family room, utility room, workshop, boot room, cloakroom and unconverted store room on the ground floor. On the first floor there is a master bedroom with ensuite bathroom and built-in wardrobe, three further double bedrooms, a bedroom/study and a family bathroom. A staircase leads up the side of the chimney breast to the attic room.

The garden is laid to lawn with mature borders and flower beds and includes an area of nut orchard. There are two elevated terraces, one with a summer house and both enjoying the stunning far reaching views. Ample off road gated parking is complimented by a double open bay garage on the opposite side of the road. An enclosed courtyard to the rear of the property houses a garden store.



LINTON

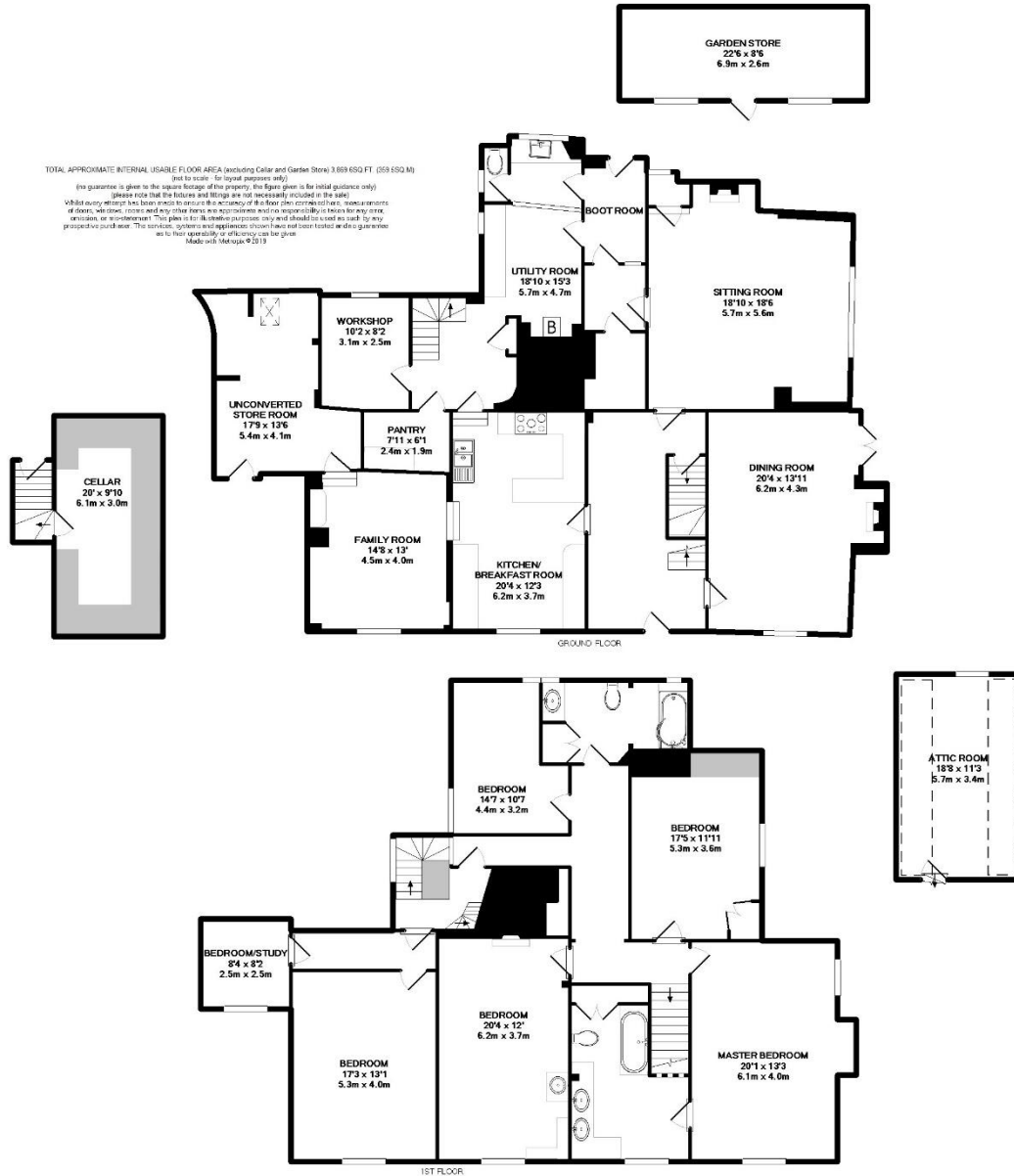
The property is situated on the rural outskirts of the village of Linton, where there is a village church, village hall and local public house. Further village amenities may be found in nearby Coxheath, including general stores, pharmacy, bank and doctors surgery. For more extensive shopping and leisure facilities the town of Maidstone which is approximately 3 miles away.

SCHOOLS AND CONNECTIONS

The property is within the catchment area for the Maidstone and Tonbridge Grammar Schools with other highly regarded educational facilities also available locally catering for all age groups.

There are mainline rail services available at nearby Marden or Staplehurst with frequent trains to Charing Cross, Cannon Street and London Bridge.





SERVICES

Oil fired central heating. Private cess pit drainage.

EPC Rating: n/a

Maidstone Borough Council - Council Tax Band H

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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