



'Our Focus Determines Your Reality'



Benover Road
Yalding
Kent
ME18 6AU



Sitting Room * Dining Room * Conservatory * Study
Kitchen/Breakfast Room * Utility Room * Shower Room
Bedroom

Principal Bedroom, Ensuite * Three Further Double Bedrooms
Family Shower Room * Second Floor Office

Approximately 1.2 Acres * Double Garage with Bedroom, Ensuite
Stable Block and Storeroom * Further Outbuilding
Driveway Parking



CHARMING GRADE II LISTED FARMHOUSE

This charming Grade II Listed farmhouse is believed to date from the 16th century or possibly earlier, with later additions including a 19th century facade and sits in the rural settlement of Benover within walking distance of a charming country pub. An abundance of period features, from exposed beams and floorboards to inglenook fireplaces, meld with modern conveniences to create a comfortable family home set in approximately 1.2 acres of garden.

The farmhouse offers flexible accommodation which in its current configuration consists of a sitting room with impressive inglenook fireplace and log burning stove, a dining room opening into the kitchen/breakfast room with door to the garden, a conservatory, study with ensuite shower room, utility room and a double bedroom with inglenook fireplace and door to the outside located on the ground floor. The addition of a further door between the sitting room and bedroom would create a self-contained ground floor annex if required.

On the first floor there are three double bedrooms and a family shower room. The principal bedroom is on the second floor and has an ensuite bathroom. There is also a study on this floor which could be used to create a dressing room.

The garden is laid predominantly to lawn with raised vegetable beds, a pond, 'L' shaped stable block and storeroom which could subject to the necessary permissions be converted to create additional accommodation. Above the double garage there is a bedroom with shower room, accessed via an exterior staircase. There is also a further outbuilding.



BENOVER, YALDING

Benover boasts a charming public house and church, whilst the village amenities in Yalding include a general store and post office, public house and dispensing doctors' surgery. Further facilities include activities from cycling, football/cricket to beavers/scouts and art choirs.

Yalding sits conveniently between the county town of Maidstone and Royal Tunbridge Wells.

SCHOOLS AND CONNECTIONS

In addition to the local Primary School, the property is within the catchment area for the Maidstone and Tonbridge Grammar Schools. There are also many highly regarded educational facilities available locally, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School as well as Cranbrook School as a boarder.

There are main line stations at Beltring, Yalding, Paddock Wood and Marden.



Mill House

House - Gross Internal Area : 221.8 sq.m (2387 sq.ft.)
 Garage / Annex - Gross Internal Area : 56.7 sq.m (610 sq.ft.)
 Stables - Gross Internal Area : 68.7 sq.m (739 sq.ft.)
 Outbuilding - Gross Internal Area : 9.5 sq.m (102 sq.ft.)



SERVICES

All mains utilities connected. Gas fired central heating.

Maidstone Borough Council - Council Tax Band G

EPC Rating: n/a

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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