

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property. nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

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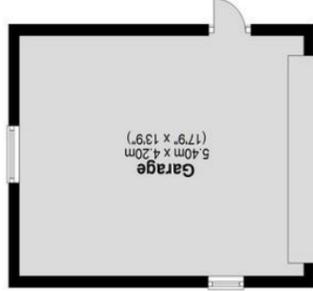
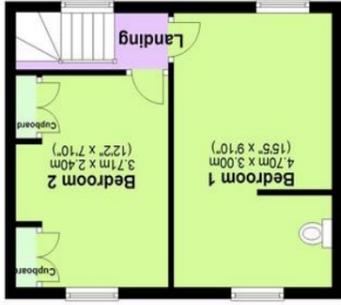
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Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
 Plan produced using PlanItP.

Total area: approx. 117.8 sq. metres (1267.5 sq. feet)





EPC Rating:

F



This superb timber clad period cottage is set in a stunning rural location near the hamlet of Hunton which is on the outskirts of Maidstone. The property has been converted and remodelled and retains a wealth of character and original features which lend to the overall charm of this beautiful home. The property is set behind a screening hedge offering a lovely setting and excellent privacy behind a good sized front garden which has lawn, planting and patio areas. On entering the property via a barn style door you are welcomed into the entrance hall which has access to the ground floor

accommodation and a large double storage cupboard. There is a beautifully appointed shower room which has been sympathetically appointed with large walk in shower, wash hand basin and WC. The bright and modern kitchen which was newly fitted in 2020 is double aspect and has contemporary styled wall and base units with integral appliances and contrasting work surfaces which include an electric oven and hob with extractor and fridge. From the kitchen you have direct access to the spacious double glazed conservatory which leads to and overlooks the beautiful landscaped garden, has

- Stunning Period Cottage
- Many Character Features
- Spacious Reception Room
- Modern Fitted Kitchen
- Two Double Bedrooms

attractive Karndean flooring and separate electric heater. The wonderful double aspect living room has a wonderful array of original features and incorporates original beams, exposed brickwork, a beautiful inglenook fireplace with log burner. To the first floor there are two double bedrooms both incorporating many period features. To the exterior is a large beautifully presented garden which is screened on both sides and has an expansive lawn area and separate seating areas including a shingle patio and raised decked area, garden pond and established plants and shrubs. There is a driveway which has parking for two to three cars and access to the double garage/workshop. There is also access to the oil tank for supplying the heating and hot water. To the front the property is set behind a screening hedge and walled garden and has a large lawn, established plants and tiered seating area in which to relax. The property is offered in exceptional condition and is a real jewel within the English countryside, local shops and facilities which are within easy reach including Maidstone Town centre, motorway links and the beautiful surrounding countryside.

