



**Sibley Pares**  
CHARTERED SURVEYORS



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**Little Wadhurst Farmhouse, Heath Road,  
Linton, Maidstone, Kent ME17 4NU**

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LARGE DETACHED HOUSE  
LARGE PLOT  
STUDY

4 BEDROOMS  
3 RECEPTION ROOMS  
SEMI RURAL LOCATION

**Price: £650,000 Freehold**



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**Little Wadhurst Farmhouse Heath Road, Linton, Maidstone, Kent, ME contd**

**DESCRIPTION:** Located in the popular Linton area set in its own half acre plot. The property has been recently constructed to an exceptionally high standard (with the benefit of the remainder of its 10 year NHBC certificate). Maidstone, the county town of Kent, is 4 miles to the north with its extensive shopping and leisure facilities and mainline rail link to London Victoria, the M20 and Staplehurst railway station with fast links to London Charing Cross, Cannon Street and London Bridge.

**GROUND FLOOR:**

**ENTRANCE PORCH:** Oak frame porch to front.



**ENTRANCE HALL:** Oak entrance door with 2 x double glazed windows to the front. Fitted carpet. Radiator. Galleried landing with open oak staircase. Wall lights.

**CLOAKROOM:** White suite comprising panel basin with monoblock tap. Low level WC. Tiled splash back to basin. Tiled floor. Radiator. Inset spot lights.

**STUDY:** 8'3 x 8'0 (irregular shape) Double glazed window to front. Fitted carpet. Radiator. Built in oak furniture providing chest of drawers and storage cupboard. Inset spot lights.

**LIVING ROOM:** 20'10 x 18'8 (at widest). Double glazed bay window Double glazed window to side. 2 x French doors to rear. Fitted carpet. Inglenook style fireplace with exposed brick. Dual fuel log burner with matching chimney and flue over. Double oak doors from hall. Radiator.



**REAR LOBBY:** Part double glazed wooden door to rear. Tile floor Inset spot lights. Built in storage cupboard for coats and shoes. Radiator.

**KITCHEN:** 13'5 x 11'5 Double glazed window to front. Range of bespoke oak fitted wall and base units with granite work surface over. Integrated dishwasher. Fridge freezer. Belfast style double chamber sink with tap over. Range 'lacache' style cooker with gas burners and electric ovens. Extractor over. Fitted island unit with granite work surface over. Inset spot lights. Natural stone tiled floor.

**Little Wadhurst Farmhouse Heath Road, Linton, Maidstone, Kent, ME contd**



**DINING ROOM:** 13'5 x 11'8 Open onto kitchen. Double glazed windows and French doors to side. Radiator. Built in oak dresser to match kitchen with granite work surface. Natural stone tiled floor.

**UTILITY ROOM:** 11'5 x 4'10 Leading off kitchen. Built in oak units with space and plumbing for washing machine, tumble dryer, fridge freezer. Concealed wall mounted boiler. Radiator. Natural stone tiled floor. Double glazed window to side. Wooden door to side



**RECEPTION/FAMILY ROOM:** 14'6 x 12'6. Double glazed window to rear. Double glazed French doors to side. Fitted carpet. Radiator. Feature fireplace with exposed brick. Gas fuelled 'log burner' style

**FIRST FLOOR:**

**LANDING:** Oak balustrade galleried landing. Fitted carpet. Built in airing cupboard.

**MASTER SUITE** 20'10 x 14'6 Bedroom area: 2 x double glazed windows to front. Double glazed window to side. Fitted carpet. 2 x Built in cupboards. En suite: Double glazed window to right, 3 piece white suite. Roll top freestanding bath. Panel basin. Low level WC. Part tiled walls. Tiled floor. Towel rail. Radiator. Inset spot lights.

**Little Wadhurst Farmhouse Heath Road, Linton, Maidstone, Kent, ME  
contd**

**BEDROOM 2:** 14'8 x 12'6 Double glazed window to rear.  
Fitted carpet. Radiator. Built in wardrobes. Built in cupboards. Inset spot lights.

**BEDROOM 3:** 14'6 x 11'5 Double glazed window to front. Fitted  
carpet. Radiator.

**BEDROOM 4:** 11'7 x 9'0 Double glazed bay window to side.  
Fitted carpet. Radiator. Inset spot lights.



**BATHROOM:** Double glazed window to right. 3 piece white suite.  
Whirlpool effect bath with shaped shower end. Shower over with glass screen.  
Panel basin. WC with concealed system. Radiator. Part tiled walls. Tiled floor.  
Inset spot lights.

**OUTSIDE:**



**AGENT'S NOTE:**

None of the fixtures, fittings, appliances or services mentioned have been tested by Sibley Pares