



'Our Focus Determines Your Reality'





Westerhill Road  
Linton  
Kent  
ME17 4BS



Sitting Room \* Dining Room \* Kitchen/Breakfast Room with Pantry  
Two Utility Rooms \* Boot Room \* Master Bedroom  
Two Further Double Bedrooms \* Family Bathroom  
Family Shower Room \* Two W.C.s

---

Family Room \* Two Bedrooms \* Three Store Rooms \* W.C.

---

Integral Double Garage \* Grounds approximately 2.5 Acres  
Tractor Shed/Workshop \* Garden Store



## SPACIOUS, ELEVATED, DETACHED HOME

Occupying an elevated position with far reaching views on the outskirts of Linton, this spacious home is set in delightful gardens which are laid to lawn with well-stocked mature planting, a terrace, a variety of fruit trees and a vegetable garden. The meadow is home to a variety of trees, meadow flowers and an abundance of wildlife.

The accommodation is designed to take full advantage of the stunning view over the Weald with the reception rooms all facing this side of the property. At just under 3,700 sq.ft., the flexible layout consists of an entrance hall, vaulted sitting room with stone fireplace and log burner, a kitchen/breakfast room with pantry and doors to a utility room and the formal dining room; there is a further utility room, a boot room with access to the garage and a coat room. In addition to this there is a double aspect master bedroom, two further double bedrooms, a shower room, bathroom and two separate w.c.s on the ground floor.

The first floor affords the opportunity to create an independent living space and currently comprises a family room with picture window from which to enjoy the view and a store room, a bedroom with w.c. and a further bedroom currently used for storage with two additional store rooms, one with running water. The stairwell to the first floor also provides access into the integral double garage.





## 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 and doctors surgery. For more extensive shopping and leisure facilities the town of Maidstone is approximately 3 miles away.

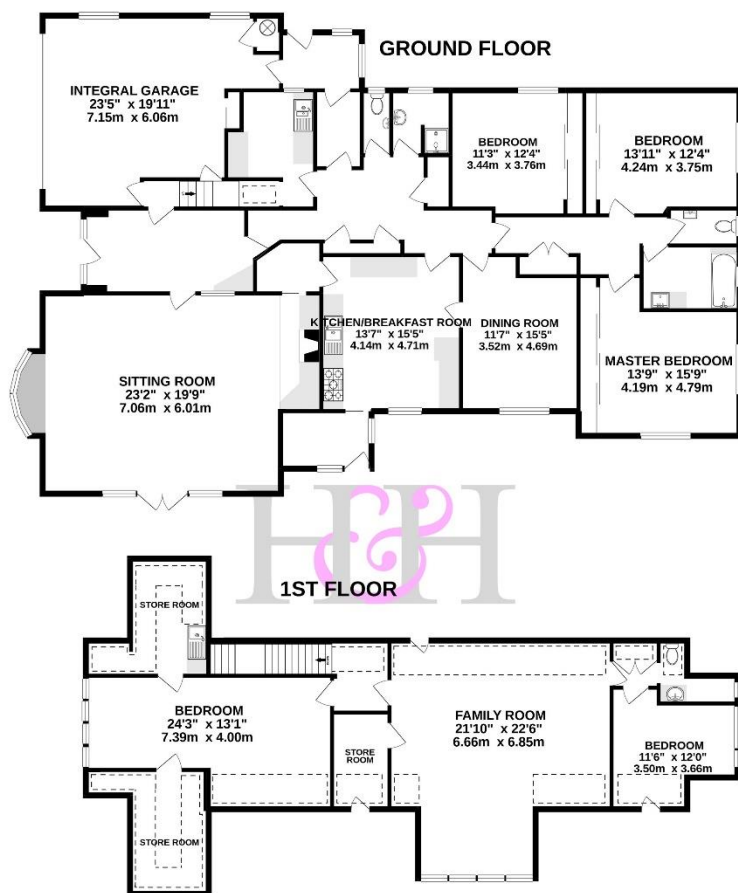
## SCHOOLS AND CONNECTIONS

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.







TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (including Garage) 3,694SQ.FT. (343,16SQ.M.)  
(note to scale - for layout purposes only)  
(no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)  
(please note that the fixtures and fittings are not necessarily included in the sale)  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metagix ©2020

# Energy Performance Certificate

Hill Side House, Westerhill Road, Linton, MAIDSTONE, ME17 4BS

Dwelling type: Detached house

Date of assessment: 02 April 2019

Date of certificate: 02 April 2019

Use this document for:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Reference number: 8511-7634-2600-2773-5902

Type of assessment: RGAR1 existing dwelling

Total floor area: 281 m<sup>2</sup>

Estimated energy costs of dwelling for 3 years: £ 8,516

Over 3 years you could save: £ 1,038

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 378 over 3 years	£ 378 over 3 years	
Heating	£ 2,530 over 3 years	£ 2,168 over 3 years	
Hot Water	£ 705 over 3 years	£ 435 over 3 years	
Totals	£ 6,616	£ 7,579	You could save £ 1,038 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

Heat energy efficient - lower heating costs	Current	Potential	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 50). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
<div> <div></div> <div> <div>A</div> <div>B</div> <div>C</div> <div>D</div> <div>E</div> <div>F</div> <div>G</div> </div> </div>	D	C	

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 777
2 Solar water heating	£4,000 - £6,000	£ 251
3 Solar photovoltaic panels, 2.0 kWp	£3,000 - £9,000	£ 969

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.nrgenergyadvice.org.uk](http://www.nrgenergyadvice.org.uk) or call Freephone 0800 444292. The Energy Data may enable you to measure your home warmer and cheaper to live.

Page 1 of 4



## SERVICES

Mains electricity and water. LPG. Cesspit drainage.

Maidstone Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)