



'Our Focus Determines Your Reality'



Redwall Lane  
Hunton  
Kent  
ME15 0RL



£795,000

Entrance Hall \* Sitting Room \* Dining/Family Room  
Kitchen/Breakfast Room  
Principal Bedroom with Ensuite  
Two Further Double Bedrooms, Both Ensuite  
Family Bathroom

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Enclosed Garden \* Terrace \* Outbuilding \* Boiler Room  
Driveway Parking



## STRIKING SINGLE STOREY BARN CONVERSION

Originally an agricultural building, this striking single storey conversion was completed in late 2022. Occupying a country lane location on the rural outskirts of the village of Hunton, the property is finished to a high standard and provides a light-filled, family home with original features such as exposed brick wall and arched ceiling whilst taking full advantage of modern conveniences such as air conditioning.

Presented in immaculate condition, the accommodation consists of an entrance hall, a sitting room, a kitchen/breakfast room opening into dining/family room with built-in storage and tri-fold doors opening to the terrace, a principal bedroom with ensuite shower room and bi-fold doors to outside, a further two double bedrooms, both double aspect and both with ensuite shower rooms and a family bathroom.

Outside a gate opens onto a gravel drive providing ample off-road parking. The garden to the rear is laid predominantly to lawn with an area of paved terracing with steps leading to a further area of paved terracing and a path leading to further terracing ideal for following the light and outside entertaining. A boiler room is accessed from outside whilst there is a useful outbuilding at the top of the steps.



## HUNTON AND LINTON

Hunton offers local village amenities whilst in Linton 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

Together with the well-regarded local primary school there are a variety of state and public schools available in the area including Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Tonbridge.

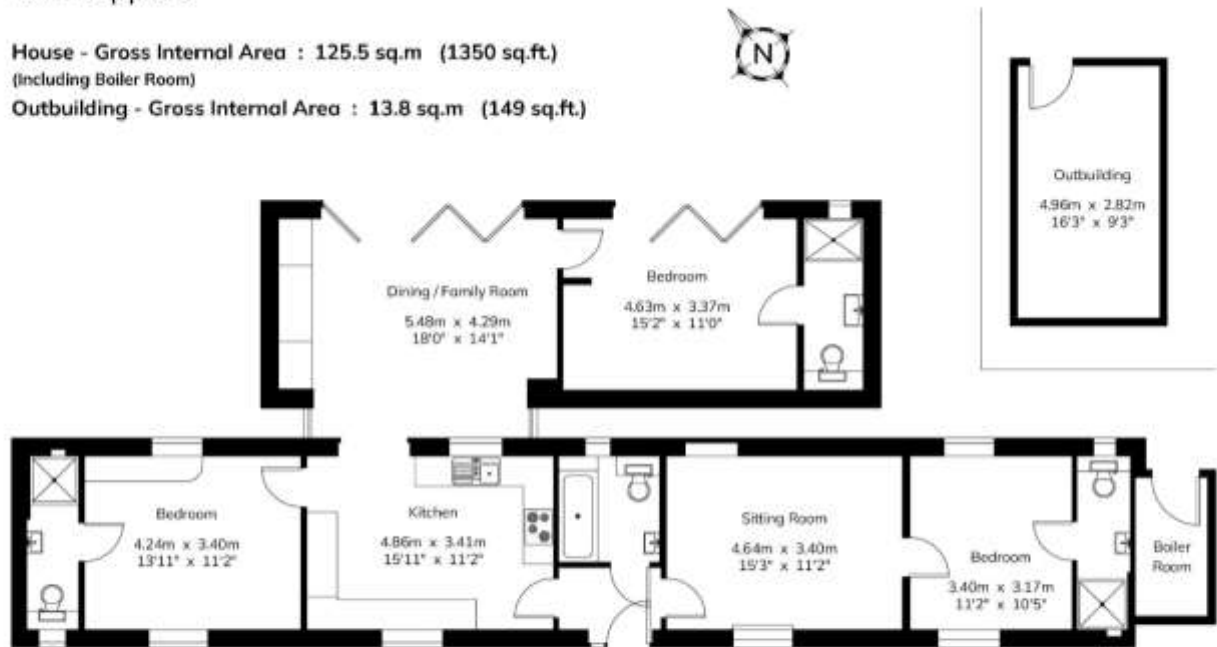
Main Line Railway Stations are available at Paddock Wood, Staplehurst and Marden whilst the nearby M20 provides connections to the national motorway network.



# The Hoppers

House - Gross Internal Area : 125.5 sq.m (1350 sq.ft.)  
(Including Boiler Room)

Outbuilding - Gross Internal Area : 13.8 sq.m (149 sq.ft.)



Ground Floor



## SERVICES

Mains electricity, water and drainage. Oil fired central heating. Air conditioning system in every room. Starlink used by the current vendor for internet connection.

Maidstone Borough Council - Council Tax Band E

EPC Rating: tbc

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



ME15 ORL

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