



Land & Property Experts



**2 TOKE FARM COTTAGES
WHEELERS LANE · LINTON · KENT · ME17 4BJ**

2 TOKE FARM COTTAGES

WHEELERS LANE

LINTON

KENT ME17 4BJ

<i>Linton</i>	-	<i>1.5 miles</i>
<i>Maidstone</i>	-	<i>4.5 miles</i>
<i>Staplehurst</i>	-	<i>5 miles</i>
<i>Paddock Wood</i>	-	<i>9 miles</i>

A semi-detached three-bedroom cottage in a rural location. Offers spacious living with a blend of modern and traditional features, in a private yet accessible location with good transport links.

- A well-presented cottage having been recently refurbished
- Rural and private location yet easily accessible
- Off road parking for several vehicles
- Benefits from beautiful views, surrounded by orchards and open farmland
- Total plot size extending to 0.12 acres

GUIDE PRICE: - £450,000

VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership
Clockhouse Barn, Canterbury Road
Challock, Ashford
Kent TN25 4BJ
01233 740077
challock@btfpartnership.co.uk

LOCATION

2 Toke Farm Cottages is situated in a rural location on the outskirts of the village of Linton, near the towns of Maidstone, Staplehurst and Paddock Wood. Linton is a picturesque village in Kent, located approximately 3 miles south of Maidstone. Nestled on the southward slope of the Greensand Ridge, it offers scenic views over the Weald of Kent. Staplehurst offers good local amenities, a primary school, and close proximity to the Kent countryside and a mainline station to London. Maidstone is able to offer a more comprehensive range of leisure amenities and schooling options. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From Maidstone, head south on the A229 (Loose Road) continuing straight through several sets of traffic lights, keeping right when passing The Wheatsheaf Inn. Continue on the A229, continuing straight on when reaching the Linton crossroads. Now follow the Linton Hill down, passing St Nicholas Church on your left, take the first right when coming down the hill onto Wheeler's Lane. After 500 meters, 2 Toke Farm Cottage will be on your right.

WHAT 3 WORDS

///prices.eagles.rises





GENERAL DESCRIPTION

2 Toke Farm Cottages comprises a semi-detached house of solid brick construction under pitched clay tiled roof. Accommodation is as follows; -

The Front Door opens to **Sitting Room**, with door to the spacious **Kitchen/Breakfast Room** which has access to the **Rear Garden** and **Family Bathroom** with bath, w/c and wash hand basin.

Stairs lead from the Kitchen to the **First Floor Landing** where there are doors to **Bedroom 1** (double), **Bedroom 2** (double), and stairs up to **Bedroom 3** (double) with fitted storage cupboards.

Floor Plans of the exact layout of the property can be found opposite for further information with the Gross Internal Area extending to 825ft².

Outside

The Rear Garden is fully enclosed with a patio area, lawn and a Garden Shed. There is off road parking for several vehicles and far-reaching views to the north and south across the weald and up to the village.

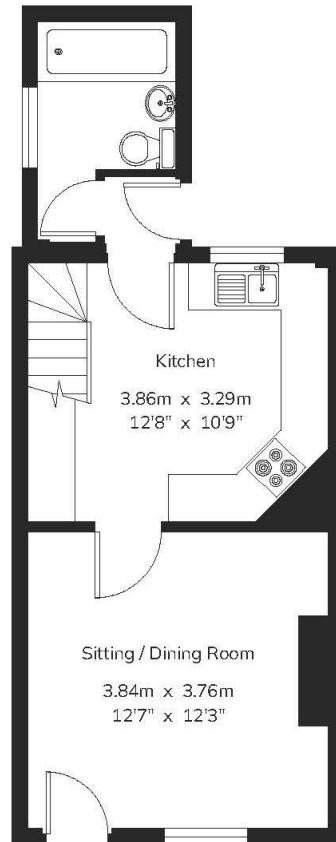


REAR GARDEN

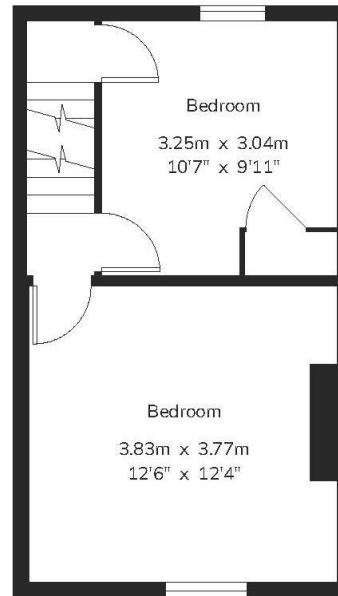
FLOOR PLANS

2 Toke Farm Cottages

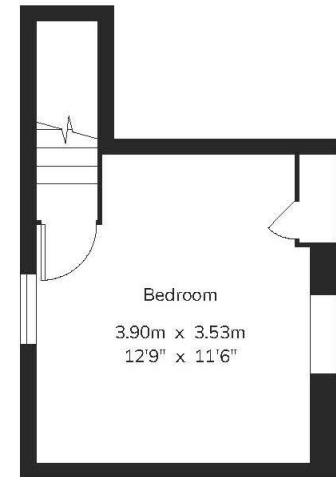
Gross Internal Area : 76.7 sq.m (825 sq.ft.)



Ground Floor



First Floor



Second Floor

Not to Scale

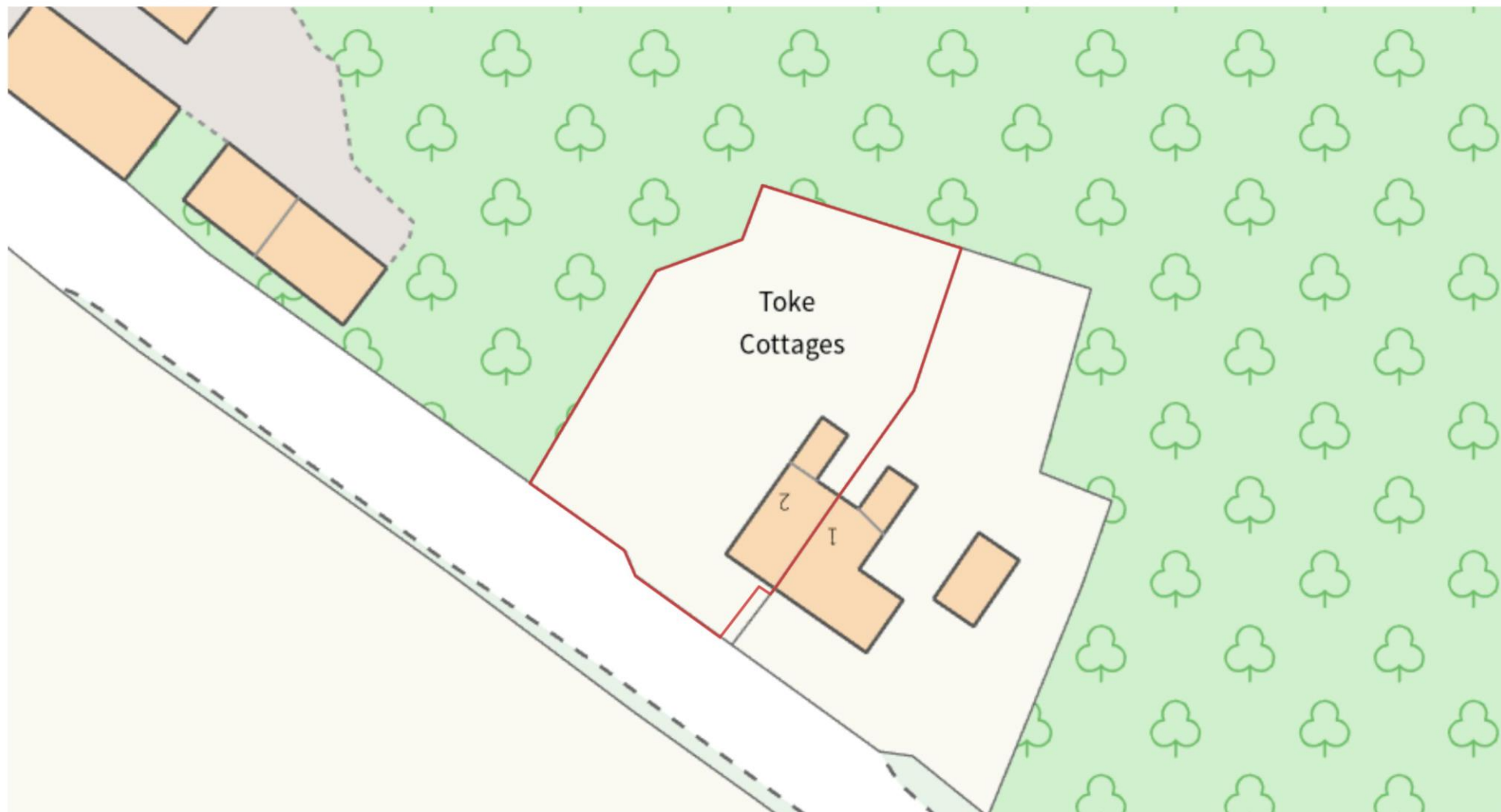
For Identification Purposes Only.

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BOUNDARY PLAN



SERVICES

2 Toke Farm Cottages benefits from mains water and electricity, with heating provided via an oil-fired system. Drainage is to a shared system with the cottage next door, the farm also shares this system but does not use it. **Please Note:** None of these services have been checked or tested.

ACCESS

Access is directly from Wheelers Lane which we assume to be a publicly adopted highway. **Please note:** No highways searches have been undertaken.

METHOD OF SALE

The property is offered for sale by private treaty. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required.

EPC RATING

EPC - E

COUNCIL TAX

Band – C

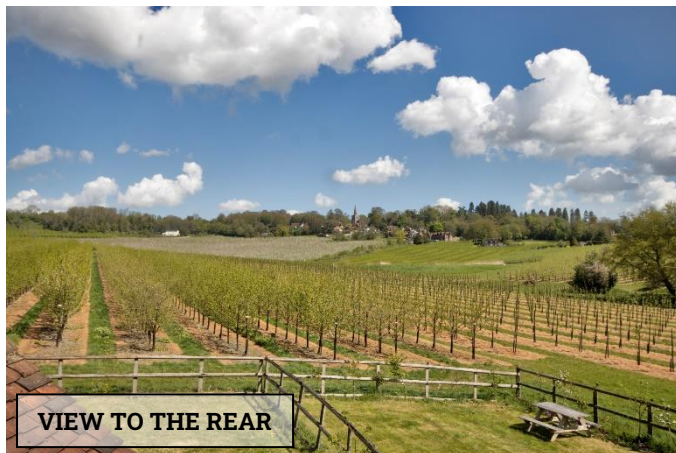
LOCAL AUTHORITY

Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

PHOTOGRAPHS

The photographs within this brochure were taken in April 2025.



VIEW TO THE REAR

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

MEASUREMENTS

The measurements quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water, and electricity supplies or other rights, covenants, restrictions, and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. Our searches indicate that there are no public rights of way affecting the property.

RESTRICTIVE COVENANTS

There will be a restrictive covenant imposed to prohibit the new owner of the cottage from objecting to any planning permissions applied for on the remainder of title TT36576. In addition, there will be no objection to usual farming practices on adjacent land.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all



BATHROOM

Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of Purchasers.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the Vendors sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

BTF Partnership

Clockhouse Barn, Canterbury Road

Challock, Ashford, Kent TN25 4BJ

Tel: 01233 740077

Email: challock@btfpartnership.co.uk

Reference: AC/R2257.1

GUIDE PRICE

£450,000



VIEW TO THE FRONT



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www.btfpartnership.co.uk

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4BJ