



VALE &
MARSH

The Old Vicarage Linton Hill
Linton, ME17 4AW

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£795,000

This inviting and historically significant 4-bedroom vicarage dates from the late 15th Century, being a Grade II Listed half-timbered medieval hall house with a wealth of period features and breathtaking panoramic views to the rear, given its raised position on Linton Hill. This handsome property sits under a magnificent Kent peg tiled roof with predominately lead light windows, which have the benefit of secondary glazing.

Description

The accommodation comprises on the ground floor; a stylish kitchen refitted in 2023 with attractive limestone floor, quartz work surfaces, double Butler sink, integrated Neff oven, microwave and warming drawer. The kitchen leads effortlessly into the breakfast room and unusually bright dining room, with far reaching countryside views south towards Marden and Cranbrook. The adjacent mahogany conservatory benefits from warm terracotta tile flooring and tinted heat-resistant Pilkington float glass, also enjoying the stunning rear views, while the spacious beamed sitting room includes an impressive inglenook fireplace, log wood burner and tasteful oak wood flooring.

On the first floor; the property features four beautifully presented bedrooms and a family shower room, complementing the ground-floor family bathroom and separate W.C. The master bedroom includes a vaulted, beamed ceiling and a private vanity area, with access to bedroom two, perfect for a walk-in wardrobe or nursery. For flexibility, bedroom two also has separate access via the property's second staircase.

The landscaped, tiered garden is a rare gem, with manicured lawns, a ragstone wall, and mature flower beds. Its breathtaking panoramic

views stretch over the orchards, fields and local landmarks below, including Hadlow Tower, Collier Church, and the Oasts of Paddock Wood, a setting that truly speaks for itself. There is a useful single garage to the front of the property as well as additional off-street parking.

For Sale: Freehold

Services: Mains electricity, Mains gas, Mains water, Mains drainage

Council: Maidstone Band: G

Location

This historic house sits in the heart of the picturesque village of Linton, in a lofted position with outstanding and unspoilt views across the Weald of Kent. The village benefits from a pretty church and local public house, and doctors' surgery, farm shop, microbrewery and tap room in the outskirts.

Further amenities may be found in the neighbouring village of Coxheath, and Staplehurst including general stores, pharmacy and post-office and main line station in the latter. For more extensive shopping and leisure facilities the town of Maidstone is approximately 3 miles away.

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 (55 mins).

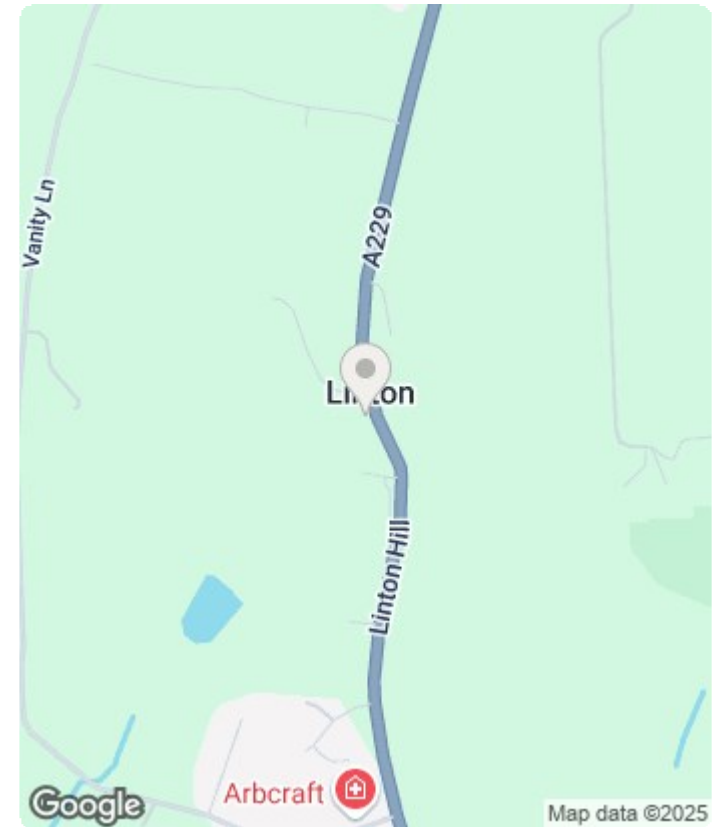
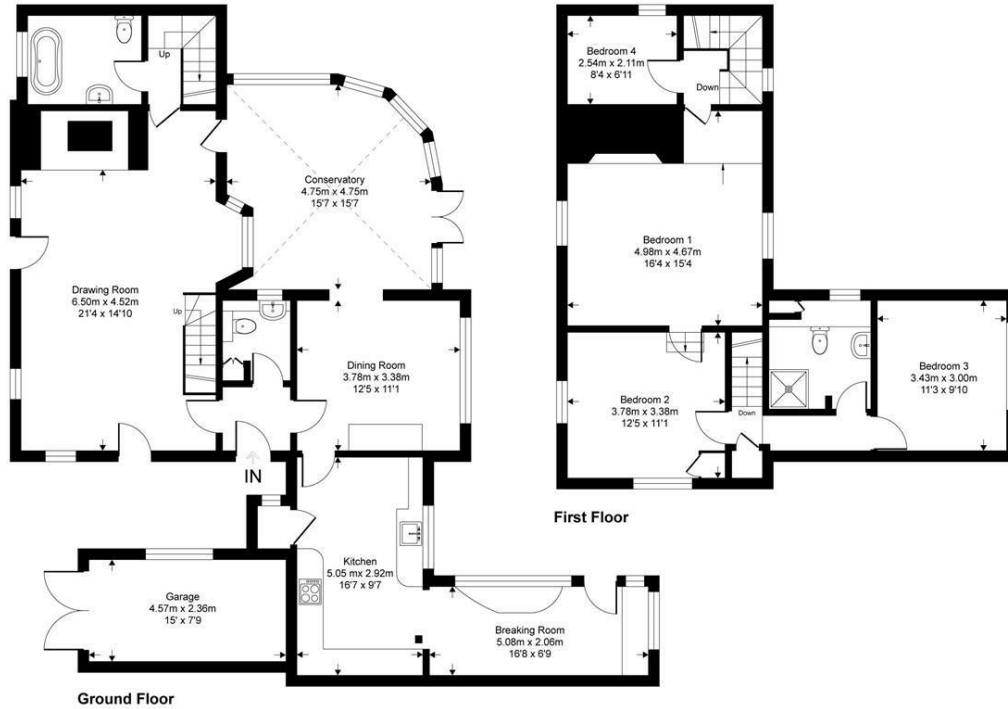


Old Vicarage

Approximate Gross Internal Area = 183.8 sq m / 1979 sq ft

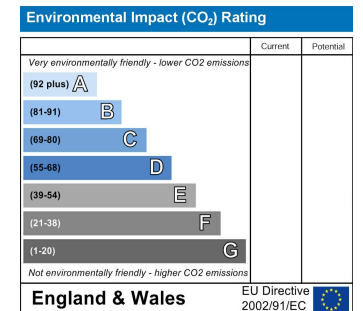
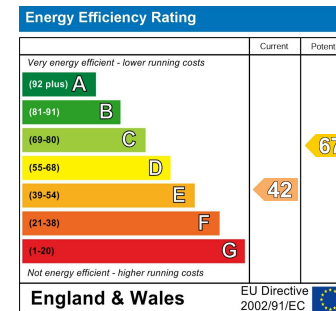
Approximate Garage Internal Area = 10.7 sq m / 116 sq ft

Approximate Total Internal Area = 194.5 sq m / 2095 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, 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 illustration purposes only and 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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