



Ibbett Mosely

Larchwood Grange Linton Hill, Linton,  
Maidstone, ME17 4AL



# Larchwood Grange Linton Hill, Linton, Maidstone, ME17 4AL

A fabulous spacious home, rarely available offering well over 4,000 sq. ft. of flexible living space with further potential to add to and adapt a triple garage to become an annexe, subject to planning agreement.

Five large receptions including snooker room give so many options of usage, studies, playrooms, the choice is yours. Five double bedrooms and four bathrooms including a main suite with dressing room and stunning ensuite. Lets not forget a cellar that would be ideal to hold the family wine.

Set within a gated plot of approx. 1.31 acres with formal gardens, large lawns and mature landscaped beds. Social patios interject with shaded and full sun areas to give options including a large patio with heated swimming pool for family and friends.

Guide Price £1,900,000

- Stunning Detached Family Home
- Over 4,000 square feet of Living Space
- Stunning Formal Gardens
- Council Tax - Maidstone Band H
- Gated Drive, Triple Garage with Plenty of Parking
- Plot of approx. 1.31 acres
- Immaculately Finished Throughout
- Five Bedrooms, Four Bathrooms, Five Reception Rooms
- Outdoor Heated Swimming Pool
- EPC rating E

Proudly positioned at the top of Linton Hill area of Maidstone, this stunning detached house offers an exceptional living experience. Spanning an impressive 4,946 square feet in total, the property boasts five spacious reception rooms, perfect for both entertaining guests and enjoying family time. With five well-appointed bedrooms and four modern bathrooms, this home provides ample space for comfortable living.

Set on a generous plot of approximately 1.31 acres, ensuring a tranquil and scenic environment. The security gated entrance adds an extra layer of privacy and peace of mind. For those with multiple vehicles, the property features parking for multiple vehicles, along with a triple garage that presents the exciting potential for conversion into an annexe subject to planning agreement.

One of the standout features of this remarkable home is the outdoor heated swimming pool, ideal for relaxation and leisure. The in-and-out driveway enhances convenience, making access to the property effortless.

Located on the outskirts of Maidstone, this residence combines the charm of rural living with the convenience of nearby amenities. Whether you are seeking a family home or a peaceful retreat, this property on Linton Hill is a rare find that promises a lifestyle of comfort and elegance.







### Larchwood Grange

A fabulous home within a gated plot offering spacious flexible accommodation for a large family. With great kerb appeal the house welcomes you in to a central galleried hallway giving up access to all rooms to the ground floor. Five reception rooms in all including a stunning sitting room with feature fireplace, Snooker room with another fireplace and access to the garden, a great study, Dining room and tv room. All are flexible in their use and could meet the needs of any family. What a choice to have! A great kitchen with Aga with separate module (when Aga is turned off for the summer) and social breakfast bar designed with the classic shaker style finished cupboards and granite worksurfaces. A downstairs cloakroom is provided as is a very useful dry cellar.

Upstairs the house has space to spare with its galleried landing and boasting five double bedrooms with four bathrooms. the principal suite has a large dressing room, clad in wood storage wardrobes and built in storage. The main bedroom is a very good size and has ensuite bathroom facilities with a stand alone slipper roll top bath. Two further bedrooms have ensuite facilities and a central family bathroom looks after two further double bedrooms. Again the choice of bedrooms for the family and visiting friends is given.

Externally this stunning home continues to impress with gardens surrounding the house including a large lawn area to the left of the home giving space for the family to play freely and the more formal landscaped gardens to the rear. Feature pagoda's, rockeries and a pond interject feature beds and linked social seating areas throughout this private garden. To the rear of the house is one of its many features, a heated swimming pool with surrounding patio for the families entertainment.

The triple garage set to the right of the house has great parking in front of it and offers even further potential, subject to planning to become an annexe for those looking for multi generation living.

All in all a rarely available stunning home that has the opportunity to become a family home again and potential to be all you need.

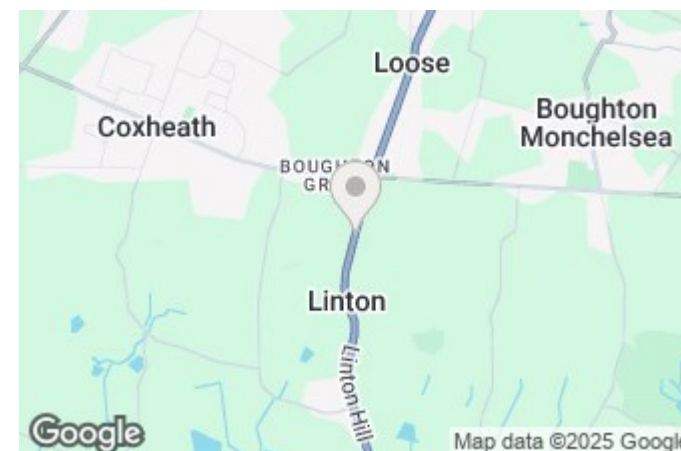
### Location

Larchwood Grange is situated in a strategically convenient location with excellent road and rail access to London.

Regular commuter services from Marden station (4.25 miles) run to London Bridge, Waterloo and Charing Cross in 50 minutes. Ebbsfleet International (22 miles) provides Eurostar services via London, to Paris, Brussels and beyond. The M20 (Junction 8) gives fast access to the M25, Gatwick and Heathrow. London (Canary Wharf) is 40 miles away and Biggin Hill private airport is only 30 minutes away. The town of Maidstone is four miles away.

There is an excellent range of schools nearby, both state and independent. These include Boughton Monchelsea Primary School, Sutton Valence Preparatory and Senior Schools, Tonbridge School, Kings Canterbury, Dulwich School, Cranbrook School and grammar schools in Maidstone.

Sporting and leisure facilities in the area include golf at a number of nearby clubs, including Chart, The Ridge and The Weald of Kent. There are idyllic walks along the network of footpaths in the surrounding countryside.























House Approx Gross Internal Area 4029 sq. ft / 374.3 sq. m  
 Outbuilding Approx. Internal Area 917 sq. ft / 85.2 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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