





## THE OLD MILL HOUSE SALTS LANE, LOOSE, MAIDSTONE, KENT, ME15 0BD

GUIDE PRICE £1,250,000 - £1,350,000

- Character-filled Grade II Listed home dating back to the late 1600s, steeped in history and charm.
  - Over 7 acres of stunning gardens and grounds, featuring formal gardens, grassland, a serene pond, meandering streams, and enchanting woodland.
- Versatile outbuildings including two double garages, a double car barn, stable with hayloft, and a field shelter.
- Spacious main residence spanning over 3000 square feet, offering three reception rooms with impressive fireplaces, ideal for cosy evenings.
  - Main bedroom sanctuary with en-suite bathroom, walk-in wardrobe, and captivating views of the tranquil mill pond, complemented by three additional bedrooms, a shower room, and potential attic room conversions.
- Conveniently located just 3 miles south of Maidstone, providing a serene escape from the urban hustle and bustle.
  - Situated within the enchanting Loose Valley conservation area, tracing meandering streams and historic mills, including this charming home.
- Explore the splendor of Leeds Castle, a short 15-minute drive away, while golf enthusiasts will find an abundance of 18-hole courses within a convenient 20-minute radius.
- Excellent schooling options with Loose Primary School, a 2-minute drive away. Maidstone boasts prestigious grammar schools and nearby independent options like Sutton Valence School and Cranbrook
- Marden and Staplehurst stations are both a convenient 12-minute drive away, providing access to services that will have you arriving at London Bridge from just 47 minutes.









## ABOUT THIS HOME

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The Old Mill House is a character filled Grade II Listed home believed to date back as far as the late 1600's, nestled within over 7 acres of picturesque gardens and grounds. With a captivating blend of formal gardens, sloping grassland, a large tranquil pond, meandering streams, and enchanting woodland, this property offers a sanctuary of natural beauty.

Among its many features are the numerous outbuildings, including two double garages, a double car barn, a stable with hayloft, and a field shelter. These amenities cater to both practical needs and the potential for bespoke uses, reflecting the versatility of the mini-estate.

The main residence spans over 3000 square feet, boasting three reception rooms exuding character and warmth, two of which showcase impressive fireplaces, perfect for cosy nights in front of the fire. The main bedroom is a sanctuary unto itself, complete with an en-suite bathroom, a walk-in wardrobe, and captivating views overlooking your very own tranquil mill pond.

Three additional bedrooms and a shower room offer ample accommodation, while two attic rooms present opportunities for conversion into further bedrooms, a hobby room, or a study, adapting effortlessly to the evolving needs of its occupants.

Rich in history and heritage, this enchanting home has been cherished by the same owners for over 40 years. Don't miss this opportunity to own a piece of history and create your own legacy in this idyllic setting. Opportunities like this are truly exceptional and seldom arise.





## OWNERS COMMENTS

I have found that this home is a living piece of history. It has been a great family home enjoyed by many friends and children. There's always things to do and nature to watch. The bird life is amazing and we have been lucky to watch the Kingfisher fly through or stopping to fish. There are lots of ducks and if lucky in Spring you can watch the ducklings progress. The field has been grazed by sheep until the 6 donkeys took possession. It is a house in a very special position, part of 'The Valley of Dreams' as described by Donald Maxwell.







**Approx. Gross Internal Floor Area 3046 sq. ft / 283.18 sq. m (Excluding Garage/Outbuilding)**  
**Approx. Gross Internal Floor Area 4742 sq. ft / 440.95 sq. m (Including Garage/Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## ABOUT THE AREA

Nestled in the picturesque Loose Valley just 3 miles south of the vibrant heart of Maidstone, this property offers an enticing oasis away from the hustle and bustle. The enchanting Loose valley is designated and follows the meandering, where you might be tempted to pause and indulge in culinary delights at The Chequers, nestled serenely by the babbling stream.

Venture a bit further, and you'll discover the splendid Leeds Castle, a mere 18-minute drive away (just 6.5 miles), where year-round events promise to captivate your imagination. Golf enthusiasts will find themselves spoiled for choice, with a plethora of 18-hole courses awaiting their skill within a convenient 20-minute drive, including The Ridge Golf Club, Leeds Castle, Bearsted Golf Club, and Tudor Park Marriott Hotel and Country Club.

For those with young scholars in tow, rest assured that the property is strategically positioned just a leisurely 3-minute stroll (a mere 0.1 mile) from the esteemed Loose Primary School. This academic gem achieved an "Outstanding" rating from Ofsted in 2016, a testament to its educational excellence before it transitioned into an academy.

Maidstone itself is a haven for education, boasting four distinguished grammar schools. Additionally, the independent Sutton Valence School and Cranbrook School are easily accessible, merely 13 minutes and 24 minutes away by car.

If you're looking for access to London, there are several options available. Maidstone East is a 12-minute drive away (3.8 miles) with trains to London Bridge taking around 52 minutes, Charing

Cross around 63 minutes, and London Victoria around 67 minutes. East Farleigh is a 9-minute drive (2.7 miles) with trains to London Charing Cross, Cannon Street, and St Pancras taking between 64 to 78 minutes including a change. Marden, a 12-minute drive (5.6 miles) away, offers trains to London Bridge in 47 minutes. Lastly, Ebbsfleet, a 32-minute drive (21 miles) away, provides trains to London St Pancras in just 19 minutes.

Beyond the property's immediate vicinity, Maidstone beckons as a shopping paradise, offering a delightful array of retail therapy. By nightfall, the town comes alive with a thriving nightlife scene, promising evenings filled with excitement and entertainment.





OLD MILLHOUSE

# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

# CONTACT US

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