





PALM COTTAGE WELL STREET, LOOSE, MAIDSTONE, KENT, ME15 0EN

FIXED ASKING PRICE £900.000

- **Historic Tudor Charm:** Palm Cottage is a stunning Grade II Listed home with 15th-century origins, beautifully restored to retain its character while offering modern comforts.
- **Period Features Throughout:** Ancient oak beams, vaulted ceilings, flagstone and oak floors, and two grand inglenook fireplaces create a warm, inviting atmosphere in every room.
- **Luxurious Country-Style Kitchen:** The heart of the home, the kitchen features an Aga, handmade units, heated quarry-tiled floors, and charming exposed beams.
- **Romantic Principal Suite:** The top-floor suite is a showstopper, with vaulted ceilings, a freestanding bath, a walk-in shower, and stunning Moroccan plastered walls, offering a serene retreat.
 - **Beautifully Restored Bathroom:** The luxurious bathroom features an antique copper bath and period-style fixtures, adding a touch of elegance and historical authenticity to the home.
- **Beautiful Gardens and Workshop:** Set on a fifth of an acre, the property features stunning gardens, a tranquil garden room, and a detached workshop with inspection pit and driveway.
 - **Idyllic Location:** Nestled in the picturesque conservation area of Loose Valley, just 3 miles from Maidstone, offering a peaceful retreat with scenic streams and countryside charm.
- **Proximity to Attractions:** Enjoy easy access to nearby landmarks like Leeds Castle (just an 18-minute drive) and multiple renowned golf courses within 20 minutes.
 - **Outstanding Education:** A 4-minute drive from the highly-rated Loose Primary School (Ofsted "Outstanding" in 2016), with top grammar and independent schools also nearby.
- **Convenient Commute:** Multiple train stations within easy reach offer fast routes to London, with a journey time from Marden to London Bridge in as little as 47 minutes.









ABOUT THIS HOME

Welcome to Palm Cottage, a Grade II Listed Tudor home with 15th-century origins, nestled in the picturesque conservation village of Loose Valley. Once believed to have been a local bakery, this four-bedroom property has been meticulously restored, blending historic charm with modern comforts. Step inside and you'll be greeted by ancient oak beams, vaulted ceilings, and beautiful flagstone and oak floors. There are two impressive inglenook fireplaces, and you can easily imagine just how cosy the home becomes in winter.

Every room in this home has its own unique appeal, but the kitchen stands out for us. The Aga sits proudly atop the heated quarry-tiled flooring, surrounded by a range of handmade units and exposed beams. Ascending the original oak staircase, you'll find three of the home's four bedrooms, each exuding period charm. The luxurious bathroom on this floor boasts a gorgeous antique copper bath alongside other period-style sanitaryware.

The pièce de résistance, however, is the top-floor suite. It feels like a country hotel honeymoon suite, with a beamed and vaulted bedroom and a huge bathroom complete with freestanding bath, a walk-in shower featuring beautiful Moroccan plastered walls, and plenty of space to relax – making this the most romantic principal suite we have ever seen.

Set on a generous plot of around a fifth of an acre (tbv), the property features truly spectacular gardens, divided into various 'rooms.' From an enchanting English country garden to a charming French 'potager' style garden, there is an abundance of outdoor beauty to enjoy. A garden room, built into the characterful ragstone wall, offers the perfect spot to relax and admire the garden and home. Additionally, there is a detached garage/workshop with an inspection pit and loft – ideal for a cherished vehicle – and a driveway providing extra parking space.





OWNERS COMMENTS

"Palm Cottage has been our cherished home for nearly 25 years. Dating back to the 15th century, its Tudor beams, inglenook fireplaces, and fascinating details, like witches' marks above the fireplace, make it truly unique. The home was named by a previous owner who discovered it on Palm Sunday. We've lovingly restored it over the years, adding modern comforts like underfloor heating while preserving its historic charm. The garden, divided into peaceful 'rooms,' is my sanctuary, and the village offers a strong sense of community with events like the annual duck race. We hope the next owners will cherish Palm Cottage as much as we have."





Approx. Gross Internal Floor Area 2338 sq. ft / 217.36 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 a designated conservation area and follows the meandering streams, where you might be tempted to pause and indulge in culinary delights at The Chequers, located next to 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, the property is ideally located just a 4-minute drive (0.8 miles) from the esteemed Loose Primary School, which earned an "Outstanding" rating from Ofsted in 2016 before transitioning into an academy.

Maidstone, just a short drive away, offers excellent secondary education with four distinguished grammar schools. Additionally, the independent Sutton Valence School and Cranbrook School are easily accessible, 14 and 23 minutes away by car.

Beyond education, Maidstone is a shopping paradise by day, with a vibrant nightlife scene that comes alive in the evening, offering plenty of excitement and entertainment.

If you're looking for access to London, there are several options available. Maidstone East is a 14-minute drive away (3.6 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 8-minute drive (2.3 miles) with trains to London Charing Cross, Cannon Street, and St Pancras taking between 64 to 78 minutes including a change. Marden, a 13-minute drive (5.7 miles) away, offers trains to London Bridge in 47 minutes. Lastly, Ebbsfleet, a 35-minute drive (21 miles) away, provides trains to London St Pancras in just 19 minutes.





ABOUT US

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