



Martin Cottage, 2 Wheelers Lane, Linton, Maidstone, ME17 4BL
Price £460,000

NO FORWARD CHAINBEAUTIFUL RAGSTONE COTTAGE IN THE HEART OF LINTON VILLAGE***

Introducing an enchanting three-bedroom Ragstone cottage with timeless character and adorned with delightful period features. On the ground floor, there is an entrance hall, lounge with beautiful inglenook fireplace complete with log burner, dining room which, seamlessly connects to the kitchen overlooking the landscaped gardens. A useful cloakroom completes the ground floor accommodation.

On the first floor there are three well-appointed bedrooms and a family bathroom, each space reflecting the cottage's inherent warmth and character. Outside, a driveway extends to the side, leading to a detached garage for added convenience. The property boasts gorgeous gardens adorned with vibrant flora, complemented by multiple sheds and a charming summerhouse, creating an idyllic outdoor retreat.

Situated on Linton Hill, the home is conveniently located for mainline services to London via Staplehurst and Marden Stations. The neighbouring village of Coxheath provides useful amenities including Tesco express and popular restaurants. For further shopping and social facilities, Maidstone Town Centre is a short bus or car journey away. Local educational facilities include Ofsted 'Outstanding' Loose Primary School, Sutton Valance Preparatory School and Maidstone Grammar Schools.

This fabulous family home combines period elegance with modern comfort. Don't miss the opportunity to make this charming Ragstone cottage your home. Call Page and Wells Loose Office today and book your viewing!



GROUND FLOOR

Entrance Hall

Lounge 13'11" x 13'5" (4.25m x 4.11m)

Dining Room 11'8" x 10'1" (3.56m x 3.09m)

Kitchen 12'5" x 11'5" (3.81m x 3.48m)

W/C

FIRST FLOOR

Bedroom 1 14'8" x 10'1" (4.49m x 3.09m)

Bedroom 2 13'11" x 13'5" (4.25m x 4.11m)

Bedroom3/Study 12'5" x 6'3" (3.81m x 1.93m)

Bathroom

EXTERNALLY

Driveway

Garage 16'5" x 7'10" (5.02m x 2.41m)

Beautiful Gardens


Summer House 7'1" x 6'2" (2.17m x 1.90m)

Shed 10'2" x 9'5" (3.10m x 2.89m)

Shed 7'1" x 4'11" (2.16m x 1.52m)

Greenhouse 5'2" x 5'2" (1.60m x 1.60m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Martin Cottage, Wheelers Lane, Linton, Maidstone, Kent

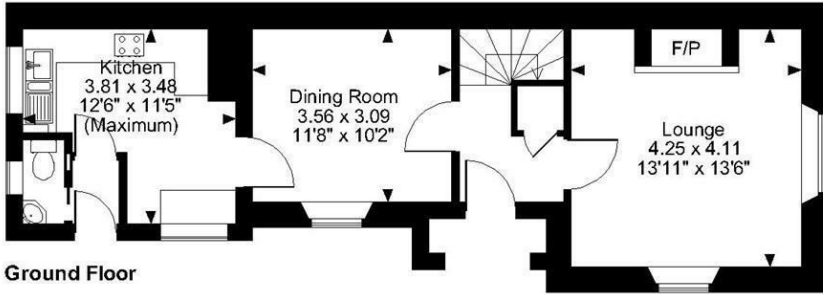
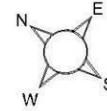
Approximate Gross Internal Area

Main House = 1044 Sq Ft/97 Sq M

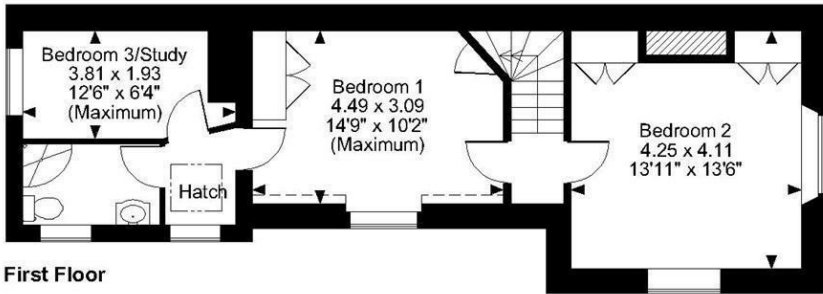
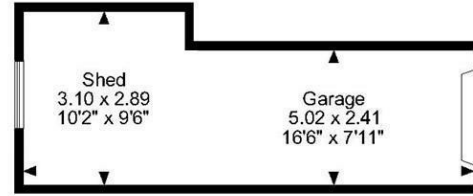
Garage = 130 Sq Ft/12 Sq M

Outbuilding = 213 Sq Ft/20 Sq M

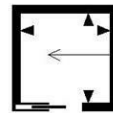
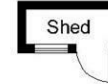
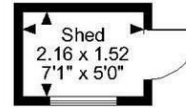
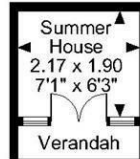
Total = 1387 Sq Ft/129 Sq M



Ground Floor



First Floor



Green House
1.60 x 1.60
5'3" x 5'3"

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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