



Salts Place Salts Lane, Loose, Maidstone, Kent, ME15 0BD
Offers In Excess Of £800,000



NO FORWARD CHAIN

The property comprises a stunning Grade II listed period house nestled within approximately 1.5 acres of mature gardens (unmeasured) in the sought after Loose Valley. The pretty villages of Loose (0.3 of a mile) and Boughton Monchelsea (0.7 of a mile) offer a range of amenities catering for everyday needs. These include shops, village green, church, primary and secondary schools, recreation ground and several public houses. The property is well placed having access to local footpaths and many lovely woodland walks. More comprehensive shopping can be found in Maidstone (2.7 miles).

In recent years, the property has been divided to create two remarkable homes within one structure. It now presents a unique opportunity for full refurbishment. The versatile layout, although currently in need of extensive renovation, offers immense potential for those seeking a restoration project, ideal for individuals looking for a substantial home in a historic residence. The accommodation features a reception hall, four reception rooms, five bedrooms, cloakroom/utility room, conservatory, two kitchens, utility room, two bathrooms, and shower room. Additionally, the property includes detached oast/barn, garaging facilities, storerooms, and a pre-installed security system. Energy Rating F.



Location

There is an excellent selection of schools in Kent; in the state sector there are grammar schools for boys and girls in Maidstone, Cranbrook and Tonbridge. There are also some excellent local primary schools. In the private sector there are independent girl and boy's schools in Sutton Valence, Canterbury and Tonbridge. Mainline rail services run from Maidstone East station into London Victoria and from Marden station to London Charing Cross. A high speed train service runs from Ashford to St Pancras in about 37 minutes. Motorway links include the M25 via the M20/M26 which can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks as well as Bluewater shopping centre which is located just off the M25 Junction 2 (A2/M2).

On the Ground Floor

Reception Dining Hall 23'1 x 20'10 (7.04m x 6.35m)

Sitting Room 20'0 x 16'4 (6.10m x 4.98m)

Conservatory 18 x 6'10 (5.49m x 2.08m)

Kitchen/Breakfast Room 16'9 x 14'9 (5.11m x 4.50m)

Cloakroom/Utility Room

Famly Room 18'11 x 14'0 (5.77m x 4.27m)

Snug 13'3 x 11'9 (4.04m x 3.58m)

Boiler Room 16'8 x 12'11 (5.08m x 3.94m)

2nd Kitchen 11'7 x 6'6 (3.53m x 1.98m)

Utility Room 10'6 x 8'8 (3.20m x 2.64m)

Cellar 19'9 x 11' (6.02m x 3.35m)

On the First Floor

Principal Landing

Bedroom 1 16'9 x 14'3 (5.11m x 4.34m)

Bedroom 2 16 x 13'8 (4.88m x 4.17m)

Bathroom 11'9 x 11' (3.58m x 3.35m)

First Floor Cloakroom

Bathroom

Bedroom 3 17'3" x 14'1 (5.26m x 4.29m)

Shower Room

Bedroom 4 13'10 x 12'1 (4.22m x 3.68m)

Bedroom 5 17'8 x 16'10 (5.38m x 5.13m)

Bedroom 6 17'7 x 13'9 (5.36m x 4.19m)

EXTERNALLY

Detached Oast Comprising;


Garage 18'10 x 16'11 (5.74m x 5.16m)

Workshop 18'3 x 15'11 (5.56m x 4.85m)

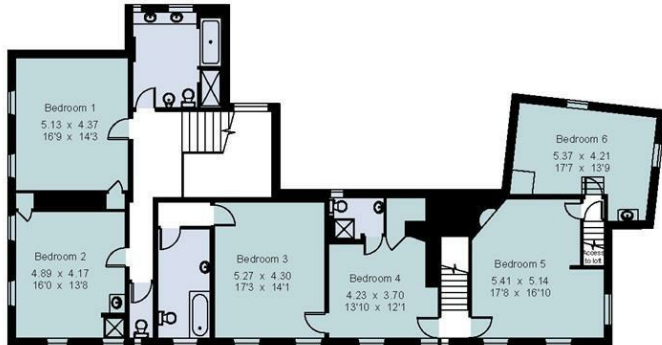
Store Room 14'9 x 12'8 (4.50m x 3.86m)

Store Room 31'4 x 14'9 (9.55m x 4.50m)

Energy Efficiency Rating

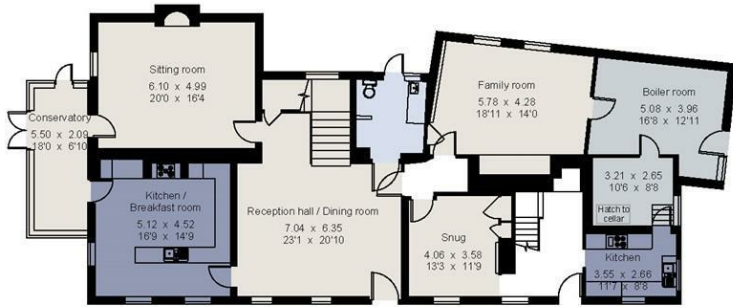
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	51	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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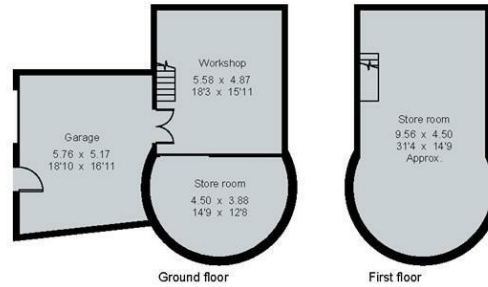


First floor

Salts Place, Loose
Gross internal area (approx) 431.8 sq m/ 4647 sq ft
Oast house 121.3 sq m/ 1305 sq ft
Total 553.1 sq m/ 5952 sq ft



Ground floor



For identification only - Not to scale
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