



**Linton Hill, Linton, Maidstone, Kent, ME17 4AW**  
**Offers In Excess Of £750,000**



**A RARE OPPORTUNITY TO PURCHASE A CHARACTERFUL PERIOD HOME WITH BREATHTAKING VIEWS ACROSS THE WEALD**

Set in an elevated position on Linton Hill, this Grade II Listed four-bedroom former vicarage dates from the late 15th Century and offers a wealth of period features throughout. The property enjoys panoramic countryside views to the rear and sits beneath a Kent peg tiled roof with leaded light windows (with secondary glazing).

The layout is both practical and full of charm. A stylish kitchen was refitted in 2023 with quartz worktops, limestone flooring, and integrated Neff appliances. This opens into a breakfast area and a bright dining room with views over open countryside. A mahogany conservatory with terracotta tile flooring and heat-resistant glass offers further living space, while the main sitting room is full of character with exposed beams, oak flooring, and an inglenook fireplace with log burner.

On the first floor there are four bedrooms, including a vaulted principal bedroom with vanity area and a family shower room.

Outside, the tiered rear garden is beautifully landscaped with lawn, mature planting and a ragstone wall. The views are truly exceptional—stretching across the Weald towards Hadlow Tower, Collier Church and the Oasts of Paddock Wood. There is a single garage and driveway parking to the front.

Linton is a picturesque village just south of Maidstone, known for its scenic Greensand Ridge walks and beautiful open countryside. The Bull Inn, a popular local pub, sits just a short stroll away, and Loddington Farm Shop is also nearby for local produce. Marden and Staplehurst stations offer fast and regular services into London, making the area ideal for commuters. For families, Maidstone's grammar schools are within easy reach and remain a major draw for buyers moving into the area.

Viewing is highly recommended!



## **GROUND FLOOR**

**Shed 7'8" x 5'8" (2.34m x 1.74m)**

**Entrance Hall**

**Summer House 7'5" x 7'1" (2.28m x 2.17m)**

**Ground Floor Cloakroom**

**Lounge 25'11 x 15'1 (7.90m x 4.60m)**

**Dining Room 12'6 x 11'10 (3.81m x 3.61m)**

**Kitchen/Breakfast Room 12'6 x 11'10 (3.81m x 3.61m)**

**Conservatory 15'0 x 14'9 (4.57m x 4.50m)**

**Ground Floor Bathroom**

## **FIRST FLOOR**

**Landing**

**Bedroom 1 15'6 x 11'7 (4.72m x 3.53m)**

**Bedroom 2 12'3 x 11'1 (3.73m x 3.38m)**

**Bedroom 3 12'1 x 9'10 (3.68m x 3.00m)**

**Bedroom 4 8'5 x 6'11 (2.57m x 2.11m)**

**Family Bathroom**

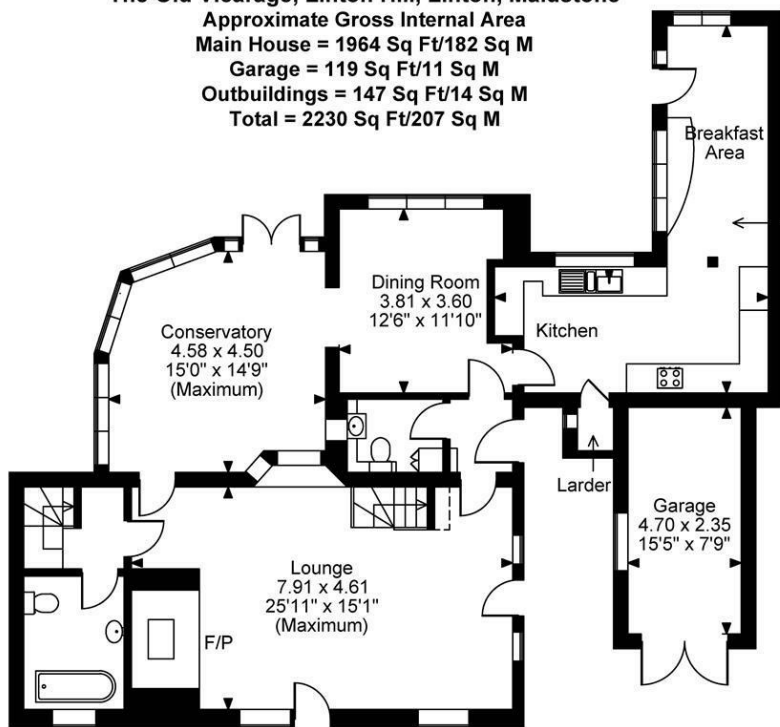
## **EXTERNALLY**

**Greenhouse 8'1" x 6'1" (2.48m x 1.86m)**

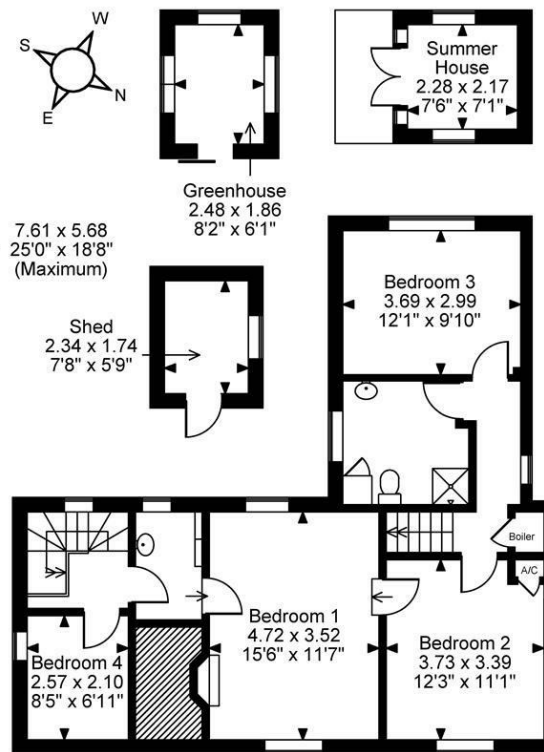
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**The Old Vicarage, Linton Hill, Linton, Maidstone**  
 Approximate Gross Internal Area  
 Main House = 1964 Sq Ft/182 Sq M  
 Garage = 119 Sq Ft/11 Sq M  
 Outbuildings = 147 Sq Ft/14 Sq M  
 Total = 2230 Sq Ft/207 Sq M



**Ground Floor**



**First Floor**

**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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