



**Wheeler Lane, Linton, Maidstone, ME17 4BL**  
**Offers In Excess Of £1,000,000**





**SUBSTANTIAL DETACHED FOUR BEDROOM BUNGALOW SET ON A HALF-ACRE PLOT OVERLOOKING COUNTRYSIDE.**

A spacious detached 4-bedroom bungalow, beautifully arranged in a U-shaped layout offering versatile family living. One wing houses four well-proportioned bedrooms and a family bathroom with both bath and shower facilities. The central section features an inviting entrance porch leading into an impressive hall with fitted storage, a study, a second bathroom, and a separate WC. The opposite wing comprises a spacious kitchen/breakfast room with adjoining utility, a formal dining room, and a generous sitting room, creating a natural flow for entertaining and daily living. Externally, the property enjoys a gated driveway providing ample parking, garaging, a workshop and a green house. A central courtyard and extensive gardens wrap around the home, backing onto picturesque countryside with far-reaching views. There is also a private swimming pool, perfect for summer leisure.

Set in the sought-after village of Linton, the property is close to excellent local amenities including The Bull Inn and offers easy access to Staplehurst and Marden stations for London commuters. Families will appreciate the range of highly regarded schools nearby, including Sutton Valence Preparatory School and Maidstone Grammar School. This exceptional home offers a rare combination of generous living space, superb gardens, and a peaceful village setting.



## GROUND FLOOR

### Entrance Hall

Lounge 22'2" x 18'3" (6.78m x 5.57m)

Kitchen 18'4" x 17'4" (5.59m x 5.30m)

Dining Room 14'10" x 14'4" (4.53m x 4.37m)

Study 7'6" x 7'3" (2.30m x 2.23m)

Bedroom 1 17'3" x 15'10" (5.26m x 4.84m)

Bedroom 2 16'0" x 14'6" (4.88m x 4.43m)

Bedroom 3 14'7" x 11'4" (4.45m x 3.46m)

Bedroom 4 11'11" x 7'6" (3.64m x 2.31m)

### Bathroom


## EXTERNALLY

Garage 1 18'7" x 9'9" (5.67m x 2.99m)

Garage 2 16'0" x 9'1" (4.88m x 2.79m)

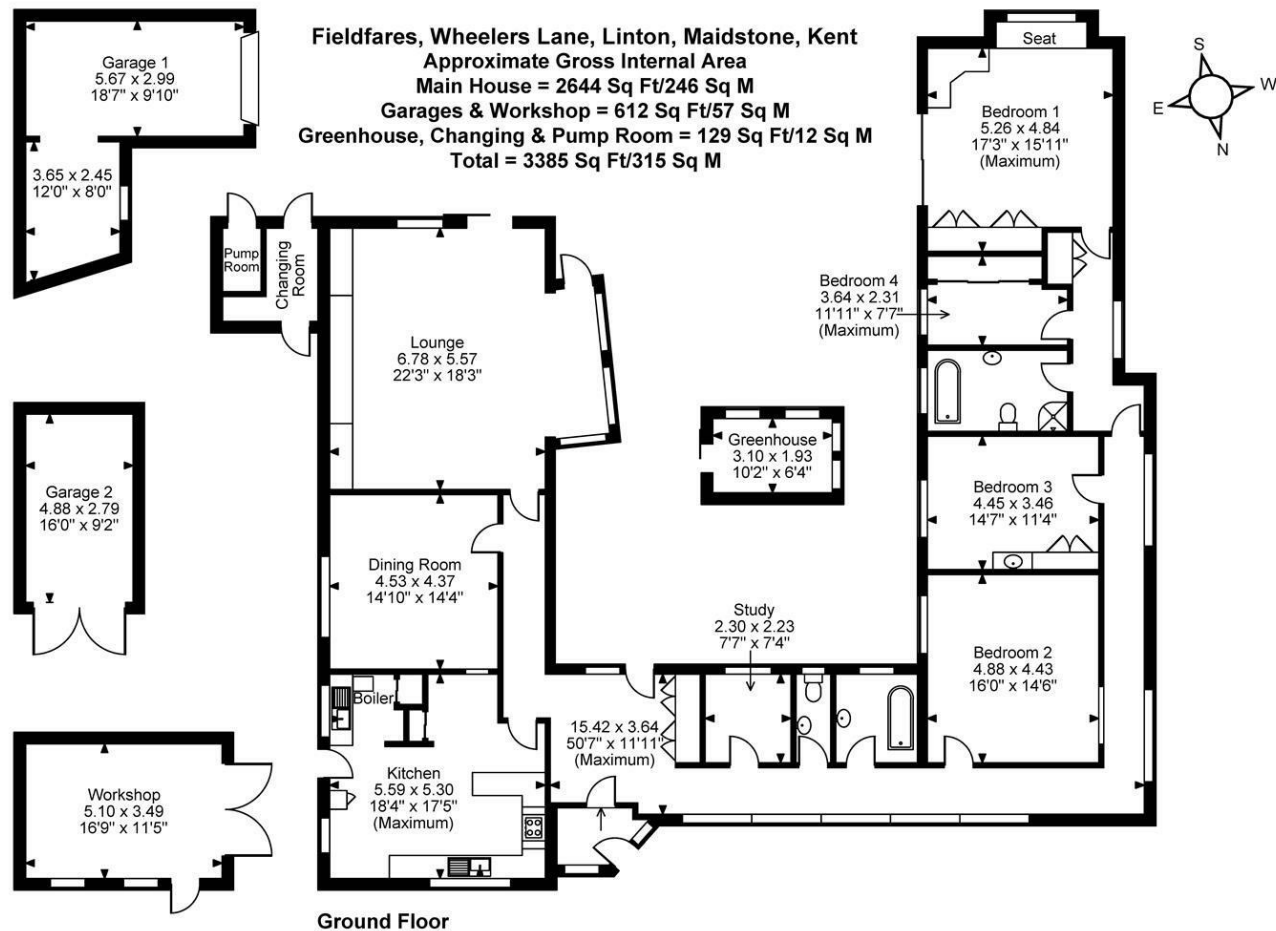
Workshop 16'8" x 11'5" (5.10m x 3.49m)

Greenhouse 10'2" x 6'3" (3.10m x 1.93m)

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

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**Ground Floor**

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