



The Rookery, Lughorse Lane, Hunton, Kent, ME15 0QU
Price £1,195,000



This substantial property is situated in a lovely peaceful setting within, what was, the formal grounds of the Gennings Estate on the outskirts of Hunton. The property has since had a complete redesign and renovation to offer spacious and adaptable accommodation throughout.

On the ground floor there is an inviting hallway leading to a recently fitted open-plan kitchen and dining area complemented by a spacious living room and a delightful orangery boasting views over the grounds. The former garages have been tastefully converted into an additional reception room, currently serving as a games room, complete with a cloakroom and separate utility room. Stairs from the games room lead to a generously proportioned bedroom and en-suite, ideal as a guest suite or offering potential use as a granny annex or Airbnb.

Continuing to the first floor, the main bedroom benefits from double aspect windows, an en-suite shower room and dressing room, alongside two double bedrooms and a family bathroom. The second floor reveals two further double bedrooms, completing the accommodation.

Surrounded by superb landscaped garden and grounds spanning approximately 3/4 acre, the property is approached from the road down a private meandering lane which in turn gives access to the property with its own abundant private driveway with parking for several vehicles.

To ensure you don't miss out on this exceptional opportunity, contact Page and Wells and book your viewing today!



GROUND FLOOR

Entrance Hall

Kitchen 20'11" x 11'8" (6.40m x 3.57m)

Dining Room 17'0" x 11'6" (5.19m x 3.53m)

Lounge 20'11" x 17'8" (6.40m x 5.39m)

Conservatory 24'2" x 12'1" (7.38m x 3.70m)

Games Room 18'6" x 12'3" (5.66m x 3.75m)

Utility Room

FIRST FLOOR

Landing

Bedroom 1 14'4" x 11'9" (4.37m x 3.59m)

En-Suite

Dressing Room

Bedroom 2 16'2" x 13'1" (4.95m x 4.00m)

En-Suite

Bedroom 3 11'9" x 8'2" (3.60m x 2.50m)

Bedroom 4 11'9" x 8'3" (3.59m x 2.52m)

Family Bathroom

SECOND FLOOR

Bedroom 5 11'5" x 11'4" (3.48m x 3.47m)

Bedroom 6 12'2" x 11'5" (3.72m x 3.48m)

Location

This fabulous home is situated in the semi rural village of Hunton, a quaint and picturesque village nestled on the outskirts of Maidstone, surrounded by stunning countryside. Despite its small size, Hunton boasts rural charm with quaint cottages and historic farmhouses echoing a rich history dating back to the eleventh century.

With around 250 houses, the village offers a close-knit community atmosphere with residents enjoying amenities including King George V Playing fields, Cricket Pavilion and a charming 'Pop Up' shop selling produce grown or made by Hunton residents, often held in the Village Club. For additional conveniences, neighbouring Coxheath Village provides a range amenities including small shops, a chemists, newsagents, Tesco Local, bakery and hairdressers.

Travel

Marden and Staphurst Stations are within a 10 minute drive and offer frequent mainline services to London Bridge, London Waterloo East and London Charing Cross. Staplehurst in particular offers excellent parking facilities and a useful Sainsburys for last minute grocery necessities on your way home.

Motorway Links: The M20 Motorway junction 8 is approximately 10 miles for travel towards London and access to M25 or coast bound destinations.


Directions

From Hunton Hill, turn down Lughorse Lane for approximately 0.2 miles and turn right down a private road with a small sign post to the left hand side with the property names, Follow the road and bare right and continue through two large pillars and past the clock house. Continue forward onto the driveway of The Rookery.

Education

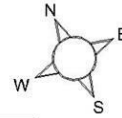
The general area is well served with a wide range of private and state schools catering for children of all ages including Hunton C of E Primary School, Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Tonbridge. The Maidstone Grammar schools are of particular interest to families moving to the local area.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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The Rookery, Lughorse Lane Hunton, Maidstone
Approximate Gross Internal Area
2716 Sq Ft/252 Sq M



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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