



Price

£1,000,000

Freehold

4x  3x  3x 

Yalding Hill, Yalding,  
Maidstone, Kent, ME18

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

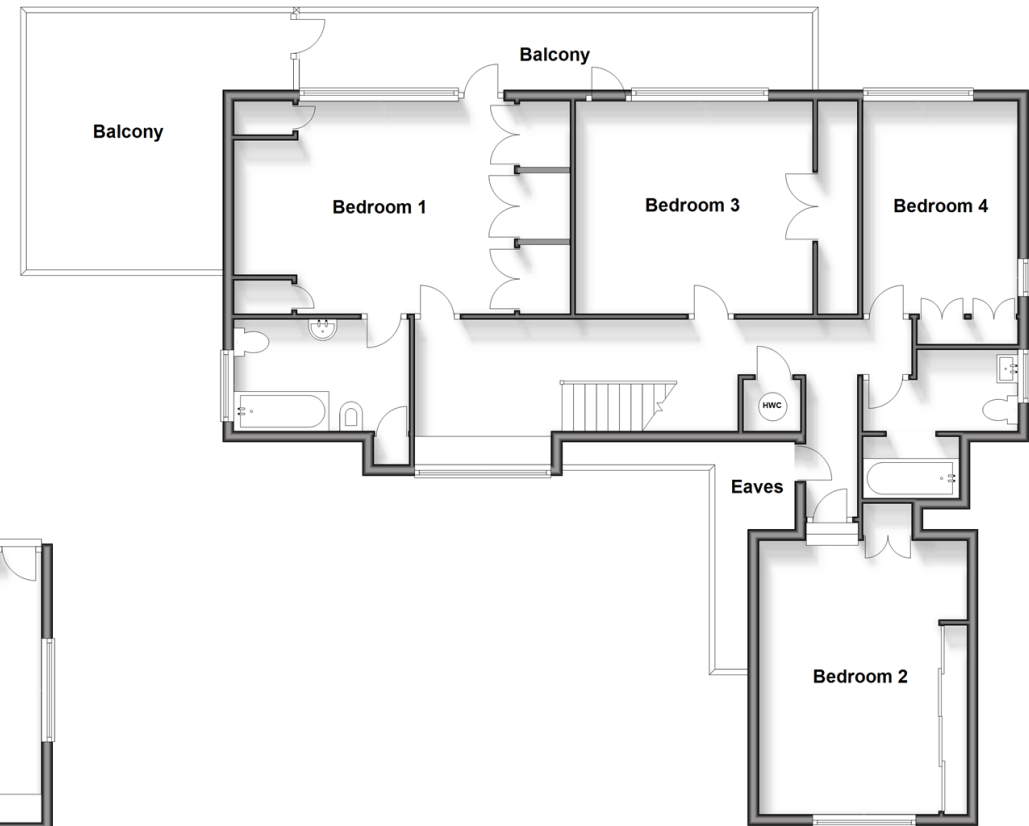
### Ground Floor

Approx. 166.9 sq. metres (1796.2 sq. feet)



### First Floor

Approx. 105.2 sq. metres (1132.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 23'9 x 14'0 (7.24m x 4.27m)

Kitchen: 24'6 x 8'9 (7.47m x 2.67m)

Dining Room: 14'0 x 12'1 (4.27m x 3.69m)

Study/Bedroom 5: 11'10 x 9'8 (3.61m x 2.95m)

Utility: 15'3 x 10'0 (4.65m x 3.05m)

Cloakroom: 8'9 x 5'4 (2.67m x 1.63m)

Sun Lounge: 15'0 x 11'6 (4.58m x 3.51m)

### FIRST FLOOR

Landing

Bedroom 1: 16'0 x 12'4 (4.88m x 3.76m)

En suite bathroom

Bathroom

Bedroom 2: 14'0 x 12'4 (4.27m x 3.76m)

Bedroom 3: 12'1 x 8'9 (3.69m x 2.67m)

Bedroom 4: 16'0 x 12'0 (4.88m x 3.66m)

Balcony

### OUTSIDE

Front & Rear Gardens

Tennis Court

Swimming Pool

Driveway & Double Garage



## Main features

- Elevated with breathtaking views to the rear spanning just over 1.5 acres
- Beautiful private gardens with swimming pool & tennis court
- Ample parking with garage and further garage to the rear
- Potential to add value & chain free
- The perfect family home just a short distance from popular local villages



## Nearest Schools

Primary Schools: Yalding, St Peter & St Paul C of E Voluntary Controlled Primary Sch 0.4 miles, Wateringbury C of E Primary 1.3 miles  
Secondary Schools: Bower Grove School 3.3 miles, Cornwallis Academy 3.6 miles, Linton Park School 3.6

## Transport Information

Train Stations: Yalding 0.8 miles, Wateringbury 1.6 miles, Beltring 2.4 miles

## Address

Yalding Hill, Yalding, Maidstone, Kent, ME18

## Directions

For directions to this property please contact us.





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Helping you move forwards

Call Paddock Wood Branch 01892 836877 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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