



Wilsons Yard, George Street, Hunton, Kent, ME15 0RF

Guide Price £450,000

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Wilsons Yard is a brand new development situated in Hunton. This private development offers landscaped communal areas including pond and allotments along with two allocated parking spaces with charging points. The front exterior of the property is oak clad and designed not to require ongoing maintenance. Internally accommodation comprises open plan sitting room with impressive double-height ceiling and bi folding doors on to the garden. There is a modern fitted kitchen with grey gloss fitted units including a breakfast bar with integral appliances include integrated electric oven, hob, extractor, dishwasher and side by side under counter fridge and freezer. A further reception room / bedroom and family bathroom complete the ground floor. To the first floor there is an oak & glass staircase leading to a galleried landing area and two double bedrooms. Each bedroom has two Velux style windows with views over the field to the rear and one of the rooms offers an en suite shower room accessed via a stylish sliding door on an exposed cast iron rail. Externally the property offers a south facing garden, mainly laid to lawn with patio area. The house also has its own large bicycle shed opposite the gate. Offered with no onward chain we strongly recommend viewing at your earliest convenience.

Rural Location

Three Bedrooms / Barn Conversion

Open Plan Living. Staircase with Oak & Glass Stairs

South Facing Garden to one aspect and Views Over Fields

Solar Panels

Electric Car Charging Points Allocated Spaces

Double Height Entrance Galleried Landing

Communal Pond & Allotments

Modern Fitted Kitchen

NO ONWARD CHAIN





LOCATION: Hunton, Maidstone

Marden (3.8 miles) has a good range of shops and amenities including butchers, bakers, three convenience stores, farmshop, cafe, two independent gyms and popular sports club with hockey, tennis, cricket and petanque facilities. More comprehensive shopping and leisure facilities can be found in Maidstone, Ashford and Tunbridge Wells.

Marden and Staplehurst stations have fast and frequent services to London Charing Cross and Cannon Street. Ashford has a high speed service to London St Pancras in about 37 minutes.

An excellent selection of schools exist in the area in both the state and private sectors at primary and secondary levels.

Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks.

Maidstone East and Maidstone West railway stations and access can also be readily gained to the M20 motorway network for links to London, the coast, major airports and Channel Tunnel link. As the County Town of Kent, Maidstone offers an extensive range of shopping and leisure facilities including cinema, restaurants and the new Fremlins Walk Shopping Centre. The area is also well served with local schooling catering for all age ranges in both public and state schooling.

ADDITIONAL INFORMATION:

- Council Tax Band
- Double Glazed Windows
- Maintenance Charges TBC

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Wilsons Yard, Hunton, Maidstone, ME15

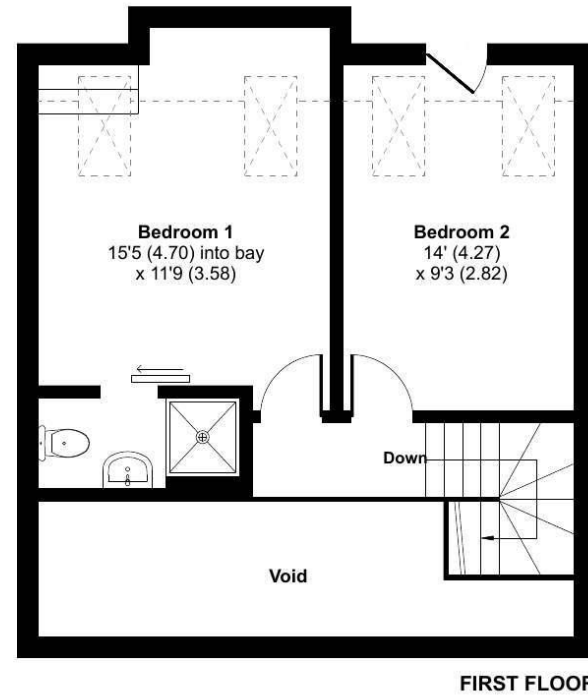
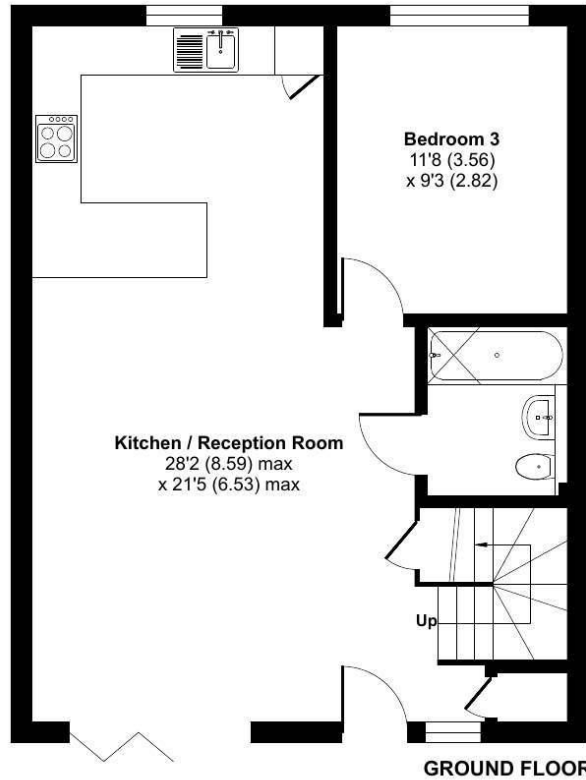
Approximate Area = 970 sq ft / 90.1 sq m (excludes void)

Limited Use Area(s) = 43 sq ft / 3.9 sq m

Total = 1013 sq ft / 94.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Bracketts llp. REF: 1062243