



'Our Focus Determines Your Reality'



West Road
Hunton
Kent
ME15 0RQ



Entrance Hall * Sitting Room * Study
Kitchen/Dining Room * Cloakroom

Principal Bedroom with Ensuite
Three Further Bedrooms * Family Bathroom * Family Shower Room

Delightful Garden * River Frontage * Summerhouse
Double Garage * Driveway Parking



STUNNING ATTACHED CONVERTED WATERMILL

This stunning watermill is believed to date from the 1850s and provides light, well-proportioned accommodation spanning four floors. Converted to an exacting standard the watermill exhibits character features throughout and sits in delightful private gardens with a terrace overlooking the weir and an area of orchard. In addition to the private garden there are communal grounds of just under 9 acres.

The ground floor consists of an entrance hall, triple aspect kitchen/dining room with door to the terrace and cloakroom. On the first floor there is a double aspect sitting room with fireplace and log burning stove, doors to a sunroom on stilts, and a double aspect study.

The double aspect principal bedroom with ensuite shower room is located on the second floor together with a further bedroom and a family bathroom. On the third floor there are an additional two double bedrooms and a family shower room.

There is a double garage and ample driveway parking. The watermill enjoys fishing rights from its own river frontage and that of the communal grounds amounting in total to approximately 700m. The river and grounds host an abundance of wildlife.



HUNTON AND LINTON

Hunton offers local village amenities whilst in Linton there is a village church, village hall and local public house. Further village amenities may be found in nearby Coxheath, including general stores, pharmacy and doctors' surgery.

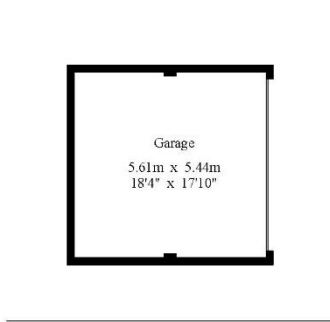
For more extensive shopping and leisure facilities the town of Maidstone is approximately 3 miles away.

SCHOOLS AND CONNECTIONS

Together with the well-regarded local primary school there are a variety of state and public schools available in the area including Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Tonbridge.

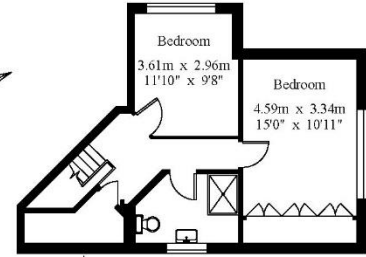
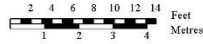
Main Line Railway Stations are available at Paddock Wood, Staplehurst and Marden whilst the nearby M20 provides connections to the national motorway network.





1 The Watermill, Yalding

Gross Internal Area : 232.1 sq.m (2498 sq.ft.)
(Including Garage)

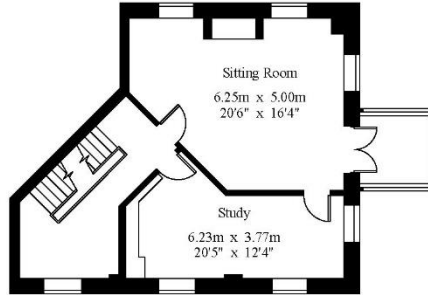


Third floor

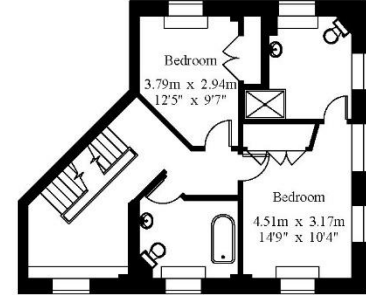
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Ground Floor



First Floor



Second Floor



SERVICES

Mains electricity and water. LPG central heating. Communal Klargestor Treatment System.

Service charge for communal expenditure approx. £1,000 per annum

Maidstone Borough Council - Council Tax Band G

EPC Rating: E

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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