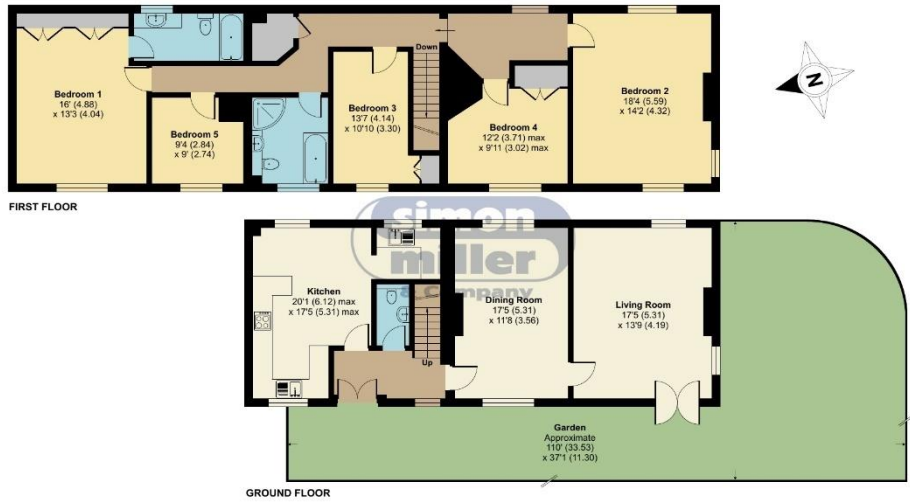


Rose Court, Vanity Lane, Linton, Maidstone, ME17

Approximate Area = 2079 sq ft / 193.1 sq m
 For identification only - Not to scale



5 ROSE COURT

VANITY LANE

LINTON

ME17 EBP

ASKING PRICE £650,000

FREEHOLD

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Simon Miller & Company. REF: 990666



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS

Agents note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.



Located in this secluded rural setting of just 5 homes is this Grade II listed family home offering far reaching views over The Weald. Originally part of a Victorian farm, the attached buildings date back to the 1850's and were sympathetically converted approximately 30 years ago to create this exclusive courtyard setting. Offering 5 bedrooms, the master with en-suite and separate family bathroom, two reception rooms and generous kitchen/breakfast room with utility area and doorway leading to the covered car port providing parking for two cars. Outside, there is a mature southerly aspect lawned garden with views over neighbouring fields and orchards.

Property Features

- Former Victorian Farm Building
- Grade II listed
- Exclusive Development Of 5 Homes
- Five Bedrooms
- Triple Aspect Lounge
- Dining Room
- Kitchen/Breakfast Room

The entrance lobby, with ground floor cloakroom and staircase to the first floor leads onto the kitchen/breakfast room to your left, with a doorway leading onto the car port beside and separate utility room. The dining room, with feature beamed ceiling and fireplace leads in turn, onto the triple aspect lounge, with open brick fireplace and doors leading onto the gardens. Upstairs, the generous landing leads to the master bedroom, with fitted wardrobes and three piece en-suite, with a separate four piece family bathroom serving the further four bedrooms, which offer flexible accommodation.

Outside, there is a covered car port providing parking for two cars and built in storage in front of the large paved courtyard, with gated access from here to the enclosed front garden, with paved pathway leading to the mature rear gardens, with paved patio and large lawn with flower and shrub beds and views over The Weald and orchards beyond.

On the edge of Linton village, Rose Court is to be found along Vanity Lane, on your right hand side coming from Heath Road. Guest parking is to the front of Rose Court, with gated pedestrian access to number 5, at the far side of the courtyard.

MATERIAL INFORMATION: Freehold: Council Tax Band (G)

