

LIVERTON PLACE

LIVERTON HILL

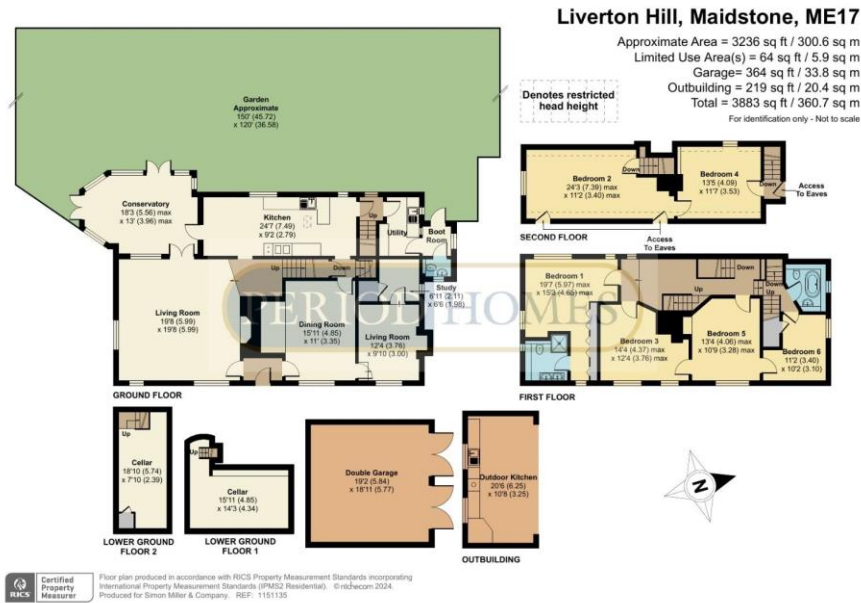
SANDWAY

ME17 2NP

GUIDE PRICE £1,000,000 - £1,100,000

FREEHOLD

EPC REPORT: N/A



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.



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The property is located on the ancient Greensand Way in the picturesque hamlet of Liverton Hill which is located between the larger villages of Lenham and Headcorn which are both served with excellent village amenities and mainline train stations with regular services into London.

#### Property Features

- Detached Victorian Three Bedroom Home
- Three Reception Rooms Plus Timber Framed Garden Room
- En-Suite and Family Bathroom
- Bespoke Kitchen
- Wood Framed Double Glazed Windows
- Unique Setting in Exceptional Grounds
- Twin Bay Cart Barn with Ample Private Parking
- Gas Central Heating



Set in this picturesque village location is this exceptional, Grade II Listed family home, which is set in beautifully maintained, mature grounds of approximately 0.6 acre overall. This former Coaching Inn complete with catslide roof has been lovingly maintained by the current owners to provide a comfortable, family home with a wealth of character throughout. Set out over four floors, this fantastic family home offers flexible living space, whilst outside, the property benefits from electric gated access to the driveway providing ample off road parking and leading to the detached double garage beside and onto the gardens beyond, where those fond of entertaining will find a covered outdoor kitchen complete with wood fired pizza oven.

The ground floor offers a spacious dual aspect living room with wood burning stove and provides access to one of the two cellars. From here, the large conservatory to the rear leads in turn to the quality fitted kitchen with feature vaulted beamed ceiling, granite worktops and AGA and an inner lobby leads onto the utility and boot room with downstairs cloakroom beyond. The dining room, with feature Inglenook fireplace leads to a further living room and a study/snug beyond. The first floor offers four bedrooms, the master with en-suite shower room and a separate family bathroom, with a staircase from here to the second floor and two further interconnecting bedrooms, with separate staircase access.

Outside, there is gated access to the large gravel drive, with mature lawned gardens to the side and hedge screen to the front with a detached, recently constructed oak framed double garage with traditional Kent peg tiled roof, mezzanine and two sets of timber doors. The mature rear gardens offer extensive lawns, with mature flower and shrub beds, a variety of trees, sculpted hedge, raised vegetable beds, greenhouses and the feature covered outdoor kitchen/dining area, with butler sink, gas hob and wood fired pizza oven.

Freehold: Council Tax Band: G, Broadband: Standard, Superfast & Ultrafast

