



7a Linton Road  
Loose, Maidstone  
ME15 0AG

Guide Price £600,000 to £650,000

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## Description

Welcome to the Loose Valley dream! Wonderful opportunity to purchase a charming semi-detached late Victorian ragstone cottage with stunning views over the rolling landscape of the Loose Valley conservation area. Close to the famous ragstone viaduct. Indeed, the fenestration has been placed purposefully to gain the full benefit of the local vistas. The cottage is bursting with charm and character from the sash windows to the oak flooring and timber balustrade with period fireplaces with the addition of luxuriously appointed contemporary kitchen, bathroom, ensuite and cloakroom. The cottage gardens are a joy and must be viewed to be appreciated. It is easy to envisage a lazy afternoon in the garden having a BBQ with friends or family. Useful home office, garage and parking for five vehicles, approached by the charming Salts Lane.

## Directions

From Maidstone leave via Stone Street a continuation of which is the Loose Road A229, bearing right at the Wheatsheaf traffic lights, continuing along the A229, after approximately 1 mile turn right at Loose green into Old Loose Hill, at the bottom of the hill and adjacent to the Chequers pub turn left under the viaduct into Salts Lane, proceed for approximately 100 metres turning right into a gravel driveway with grey gates.

## Location

The adjacent Loose viaduct was built in 1830 in dressed ragstone and forms a delightful back drop to this quintessentially Kentish village. Steeped in history, gaining prominence in 18th century as a centre for fulling and paper mills. The stream itself a tributary of the River Medway is classified by the environment agency as very good with regular sightings of Kingfishers and Brown Trout. Today Loose Valley has an active conservation society and has a charming collection of period properties and the Chequers Pub flanks the fast flowing stream and is within three minutes walk of the property. There is a highly regarded local infant and junior school, active scout troop, a selection of shops on the Loose road, a doctors surgery and chemist. The county town is some 2 and a half miles distance and has wider selection of amenities and schools for older children and is regularly accessed by bus services. Marden station is 5 miles south of the property (15 minutes drive and is on the Charing Cross line, approx 1 hour).

## Council Tax Band

F

## VIEWINGS STRICTLY BY APPOINTMENT

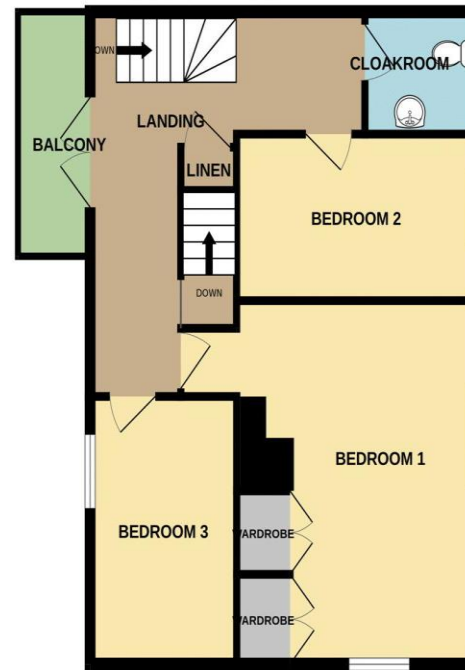
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



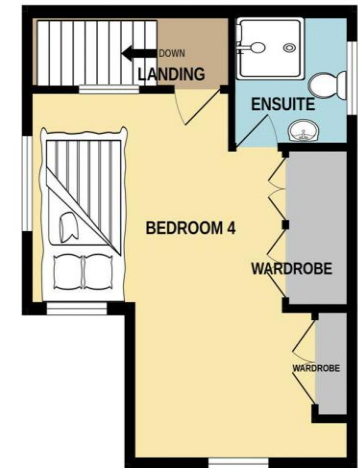
GROUND FLOOR  
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



2ND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1864 sq.ft. (173.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## ON THE GROUND FLOOR

### PILLARED ENTRANCE CANOPY

Stunning entrance door with brass furniture.

### RECEPTION HALL 17' 3" x 8' 0" (5.25m x 2.44m)

Bespoke range of built-in book shelving and display areas with low level cupboards, staircase to first floor with decorative newel post and decorative balustrade, under stairs storage cupboard, double radiator, sash window to side, engineered oak flooring, dado rail, thermostatic control for central heating.

### LOBBY

Built-in storage cupboard, door to:

### FAMILY BATHROOM

White contemporary suite, chromium plated fittings comprising panelled bath with rainforest shower head over, glass shower screen, fired earth herringbone tiling, remaining walls porcelain tiled with slate effect, ceramic tile floor. Hand basin with drawers beneath, low level WC, chromium plated heated towel rail, window to side.

### LOUNGE 14' 10" x 13' 0" (4.52m x 3.96m)

Engineered oak flooring, double radiator, sash window, stunning views, period fire surround, wall light points.

### CONTEMPORARY L-SHAPED KITCHEN / BREAKFAST ROOM 21' 8" x 11' 4" (narrowing to 6' 9") (6.60m x 3.45m)

Bespoke range of cabinets featuring curved corner cupboards, mirrored by the curved white granite work tops and upstand, range cooker, stainless steel splashback, extractor hood, glazed display cabinets, deep pan drawers, integrated dishwasher, washing machine, and tumble dryer, American fridge freezer with external drinks and ice dispenser and storage cupboard surround, recess low voltage lighting, double radiator, engineered oak flooring, window to side with stunning views, sink and mixer tap

beneath, gas fired boiler supplying central heating. double casement doors to side, door to:

### DINING CONSERVATORY 13' 6" x 12' 0" (4.11m x 3.65m)

UPVC framed with double glazed glass, classical black and white tiled floor with underfloor heating. Double casement and single casement doors to garden, stunning outlook.

## ON THE FIRST FLOOR

### EXCEPTIONALLY SPACIOUS L-SHAPED LANDING 17' 5" x 13' 8" (max) (5.30m x 4.16m)

Staircase to second floor with timber balustrade and newel post. Dado rail, double radiator, built-in linen cupboard, double casement doors to:

### BALCONY

Beautiful iron work balustrade, southern aspect.

### CLOAKROOM

White contemporary suite, wash hand basin, mixer tap, double cupboard beneath, mosaic tiled splashback, low level WC, laminate flooring, window to side.

### BEDROOM 1 16' 10" x 13' 3" (5.13m x 4.04m)

Approached by doorway and lancet arch from the landing, double aspect windows with breath taking views. Two double built-in wardrobe cupboards, double radiator.

### BEDROOM 2 13' 2" x 8' 0" (4.01m x 2.44m)

Window to side, stunning views, radiator.

### BEDROOM 3 12' 3" x 8' 1" (3.73m x 2.46m)

Window to side, southern aspect, radiator.

## ON THE SECOND FLOOR

### SMALL LANDING

### BEDROOM 4 16' 8" x 12' 0" (max) (5.08m x 3.65m)

Unusually shaped, double aspect windows, south and eastern outlooks with stunning views, radiator, three double built-in wardrobe cupboards.

### EN-SUITE SHOWER ROOM

White contemporary suite, step in plate glass shower, wash hand basin, cupboard under, low level WC, fully tiled walls, slate effect ceramic tiled floor and skirting, chromium plated heated towel rail, Velux window.

### OUTSIDE

#### Outbuildings

Home office measuring 15' 10" by 9' 1", log cabin style with double casement doors, outside lighting, further window to side, electric, light and power.

Single brick garage with up and over entry door, personal door and window.

There is parking for five cars, one in front of the garage and four spaces adjacent to the garage.

The gardens enjoy a delightful degree of seclusion and measure 50 by 75 ft. Fully fenced and walled with the surrounding rolling landscape creating a beautiful natural backdrop. Within the plot there is an extensive riven patio sun terrace bathed in sunshine enjoying a southern aspect. Ornamental fishpond, specimen shrubs include Roses, Yew, Laurel, Irises, Magnolia, Clematis, Lilac and Honeysuckle.



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