



# Lambert & Foster



## THE ROOKERY

LUGHORSE LANE | HUNTON | MAIDSTONE | ME15 0QU

*Set within approximately three-quarters of an acre, this impressive six-bedroom family home is approached via a long private driveway, offering ample parking for numerous vehicles together with electric vehicle charging points. Designed for modern family living, the property features a superb open-plan kitchen, lounge and dining area, creating a bright and sociable heart of the home, complemented by a spacious games room and a conservatory overlooking the gardens. Situated in the sought-after village of Hunton, the property enjoys a unique place within the historic Gennings Estate, which dates back to the 15th century and has connections to a number of notable historical figures. Local tradition also suggests the estate may have served as an inspiration for the works of Jane Austen, adding to the home's distinctive character and enduring appeal.*

Guide Price £1,000,000

FREEHOLD





## THE ROOKERY

LUGHORSE LANE, HUNTON, MAIDSTONE, ME15 0QU

- Impressive six-bedroom family home set within approximately three-quarters of an acre
- Long private driveway with extensive parking for numerous vehicles and electric vehicle charging point
- Spacious open-plan kitchen, lounge and dining area, ideal for modern family living and entertaining
- Additional versatile accommodation including a games room and a conservatory overlooking the gardens
- Situated in the sought-after village of Hunton, offering a delightful rural setting
- Forms part of the historic Gennings Estate, dating back to the 15th century, with associations to notable historical figures and local tradition suggesting links to Jane Austen

**VIEWING:** By appointment only.

**Paddock Wood Office:** 01892 832325.

**WHAT3WORDS:** ///scored.emperor.northward

**TENURE:** Freehold

### SERVICES & UTILITIES:

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Cesspit **Heating:** Oil

**BROADBAND:** Standard Available

**MOBILE COVERAGE:** Variable Outdoor

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** Maidstone Borough Council

**COUNCIL TAX:** Band G **EPC:** E (44)

**COVENANTS:** None Known

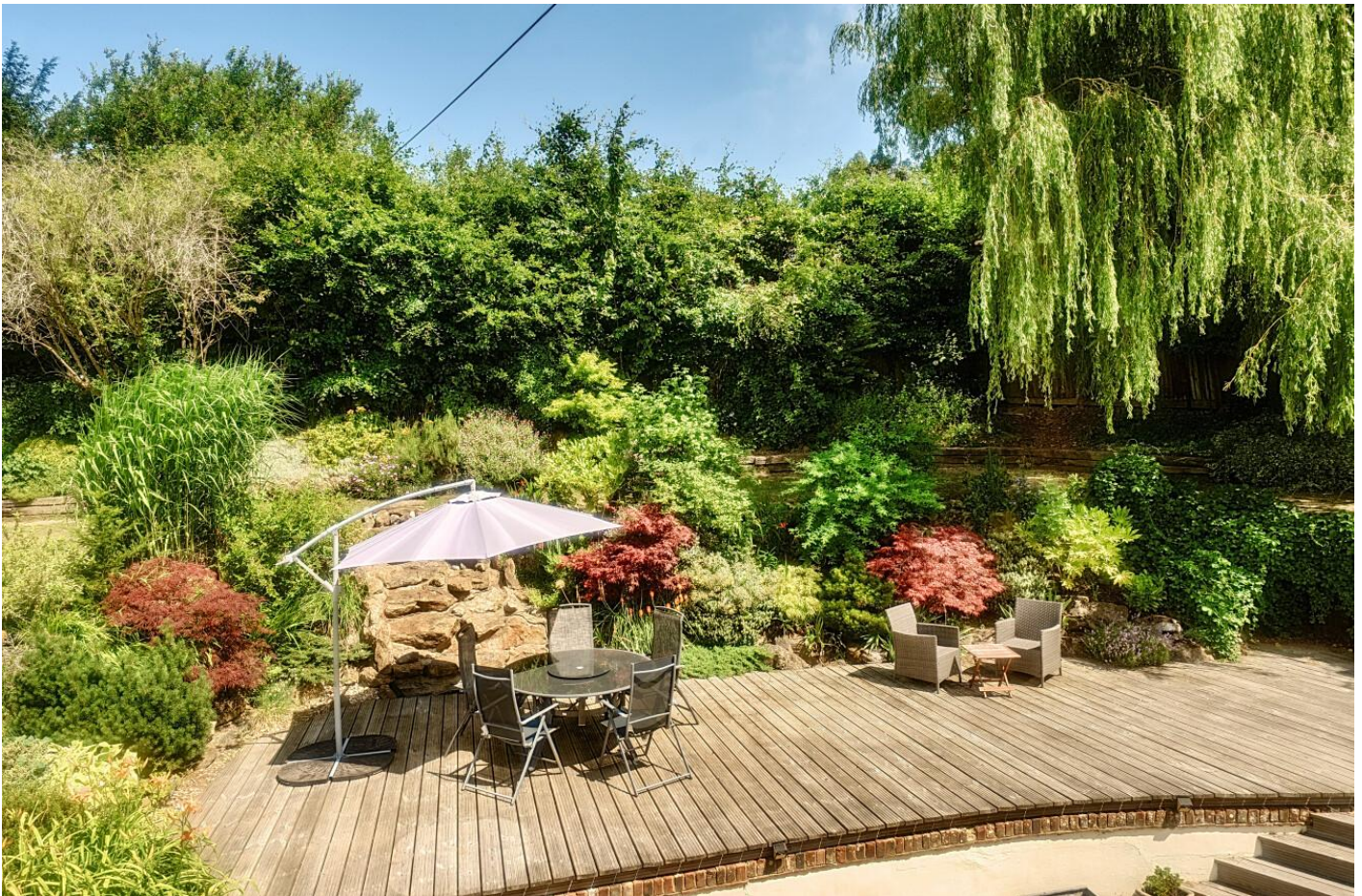
**FLOOD & EROSION RISK:** **Property flood history:** None

**Rivers and the sea:** Very Low **Surface Water:** Very Low

**Reservoirs:** Unlikely **Groundwater:** Unlikely

(Visit [flood-map-for-planning.service.gov.uk](https://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PHYSICAL CHARACTERISTICS:** Brick built under a tiled roof



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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

## The Rookery, Lughorse Lane, Hunton, Maidstone, ME15 0QU

Approximate Area = 2766 sq ft / 256.9 sq m

Limited Use Area(s) = 86 sq ft / 7.9 sq m

Total = 2852 sq ft / 264.8 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lambert and Foster Ltd. REF: 1482411

### OFFICES LOCATED AT:

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Paddock Wood, Kent TN12 6DS

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Tel. 01435 873 999  
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Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**  
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Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**  
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