

Weavers House
Barn Hill | Hunton | Maidstone | Kent | ME15 0QT

FINE & COUNTRY

Seller Insight

Weavers House enjoys an extraordinary, beautiful position within approximately four acres of land, at the top of Barn Hill in the rural village of Hunton, surrounded by a captivating patchwork of open countryside. Despite this wonderfully peaceful location, the property is conveniently close to the bustling town of Maidstone, providing an excellent balance of rural tranquillity and everyday convenience.

A much treasured family home for its present owner for the past five years, Weavers House is reputed to have been the first oast house in Kent with parts of the property dating back to 1683. Extended and renovated by previous owners over the centuries, it has nevertheless retained much of its historic character. Since moving here, the current owner has undertaken an extensive and comprehensive refurbishment, carefully enhancing and upgrading the house to create a magnificent home that combines modern comfort and practicality with its fascinating past.

Original beams and timbers, together with its fabulous fireplace, add an enchanting sense of history while the principal living spaces have been thoughtfully enriched to make the most of the exceptional outlook. There is a wonderful natural flow throughout, creating sociable spaces equally suited to relaxed family life or entertaining friends whatever the occasion.

Outside the patio provides a superb setting for al fresco dining, or simply relaxing while enjoying the far reaching views in every direction and watching the seasons as they unfold. Close to the house, the tended garden gradually gives way to more natural areas creating a haven for an impressive variety of wildlife. Numerous walks lead directly from the property into the surrounding countryside, while nearby village pubs provide an inviting destination for a leisurely stroll.

Hunton has a strong sense of community, with a programme of events centred around its popular village hall, together with a primary school and local amenities. A wider choice of educational opportunities is readily accessible, including the highly regarded local grammar school system. Maidstone is close for comprehensive shopping, leisure and professional skills, while excellent road and rail connections provide easy access further afield. The Channel ports and LeShuttle are also within convenient reach.

*Weavers House has now outgrown the requirements of the owner, who can be justifiably proud of the remarkable transformation she has achieved enhancing this wonderful historic property while respecting and enriching its heritage. Saying goodbye will undoubtedly be difficult, not least because of the friendly and caring neighbours. This is a truly special home ready to welcome its next custodians.**

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













Step inside

Weavers House

Steeped in history and believed to date in part from 1623, this exceptional Grade II Listed attached home, formerly known as The Weavers House, is a truly special family residence, combining centuries of character with generous and versatile accommodation arranged over three floors.

Set within an idyllic rural village and surrounded by beautiful countryside, the property enjoys a wonderful sense of privacy and tranquillity, while remaining well placed for village amenities, schools and excellent commuter connections.

From the moment you step inside, the history and personality of this remarkable home are immediately apparent. Original beams, exposed timbers, stripped wooden flooring, high ceilings and impressive fireplaces sit beautifully alongside the generous proportions of the accommodation, creating a home that is both characterful and wonderfully inviting.

The welcoming sitting room is a particular highlight, featuring a high beamed ceiling and magnificent feature fireplace housing a Franklin wood-burning stove — the perfect setting for cosy evenings and relaxed gatherings. From here, the accommodation flows naturally into the dining room, where the staircase rises to the upper floors and a useful cloakroom is discreetly positioned beneath the stairs. The kitchen/breakfast room provides the heart of the home, fitted with attractive handmade units and enjoying direct access to the private kitchen garden. With ample space for everyday family life and informal dining, this is a room designed to be enjoyed throughout the day.

Elegant Bedroom Accommodation
The first floor is home to the principal bedroom, an especially impressive room benefiting from a raised dais, creating a wonderful vantage point from which to enjoy the far-reaching views across the gardens and surrounding countryside.

The principal bedroom also benefits from a stylish three-piece en-suite shower room.

A further double bedroom occupies this floor and is served by the family bathroom, complete with a beautiful cast iron roll-top style bath, adding to the timeless character of the property.

The top floor continues the sense of charm, with a beautiful beamed landing providing space for a home office or study area, together with a guest cloakroom and useful airing cupboard.

Two further generous double bedrooms complete the accommodation. Both bedrooms retain attractive timber beams and wood-stripped flooring, while enjoying lovely views across the surrounding countryside.








Things





Step outside

Weavers House

Gardens & Grounds
The gardens are undoubtedly one of the property's greatest attractions.

A private kitchen garden opens onto a secluded patio, providing the perfect spot for morning coffee, summer lunches or evening drinks. Beyond this lies a beautifully established garden with mature lawns, well-stocked flower and shrub borders and a number of established apple trees — remnants of what formed part of the property's original orchard.

Mature mixed hedging provides privacy and definition, while the established planting creates a wonderfully peaceful and secluded environment throughout the year.

Beyond the principal gardens lies a further area of additional grounds extending to approximately three acres in total, owned and maintained by the Vendor and one neighbouring property. This provides a rare opportunity to enjoy an exceptional amount of surrounding land in such a picturesque village setting.

There is ample parking to the front of the property, with access provided via a gravel driveway approached over a right of way leading from Barn Hill.

The Village & Surrounding Area
The setting is every bit as special as the house itself.

This charming village retains a strong sense of community and is steeped in agricultural history, with a collection of historic and listed buildings contributing to its distinctive character. At its heart stands St Mary's Church, parts of which date back to the 13th century, providing a beautiful historic focal point for the village.

Village life is centred around the church, the well-regarded primary school and village hall, with a range of clubs, societies and community activities providing an excellent sense of belonging. Nearby playing fields and the surrounding countryside offer plenty of opportunities for walking, exploring and enjoying the peaceful rural environment.

Despite its wonderfully rural atmosphere, the property is also conveniently positioned for those needing to travel further afield. A choice of mainline railway stations can be reached within easy driving distance, while the County Town of Maidstone is approximately 15 minutes by car, providing an extensive selection of shops, restaurants, leisure facilities and everyday amenities.
The location therefore offers an appealing balance of traditional village life, open countryside and convenient access to larger towns and transport links.

A Rare Country Home
Properties offering this combination of historic character, generous family accommodation, beautiful countryside views, mature gardens and substantial additional land are increasingly rare.

This is a home with genuine personality and a fascinating history, offering a wonderful opportunity to enjoy the charm and tranquillity of village life while having the space and flexibility required for modern family living.

A truly distinctive Grade II Listed home, set within an enchanting rural environment and surrounded by beautiful gardens and countryside.

Freehold
Council Tax Band G
EPC Rating E
For mobile phone coverage in the area please look online
Standard Broadband is available at the property for more details please look online
Utilities:- Electric / Mains Water / Phone / Broadband
Drainage is via private septic tank, which the vendor believes to be compliant
Hedge cutting at the bottom of the garden is on an annual basis £30pa
Shared Tractor annual cost of £100
The property benefits from rights of way over both driveways

£750,000



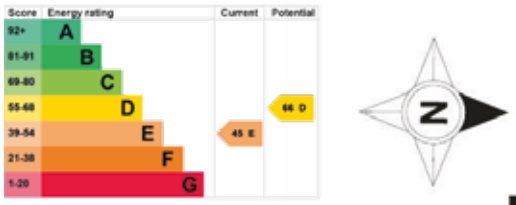




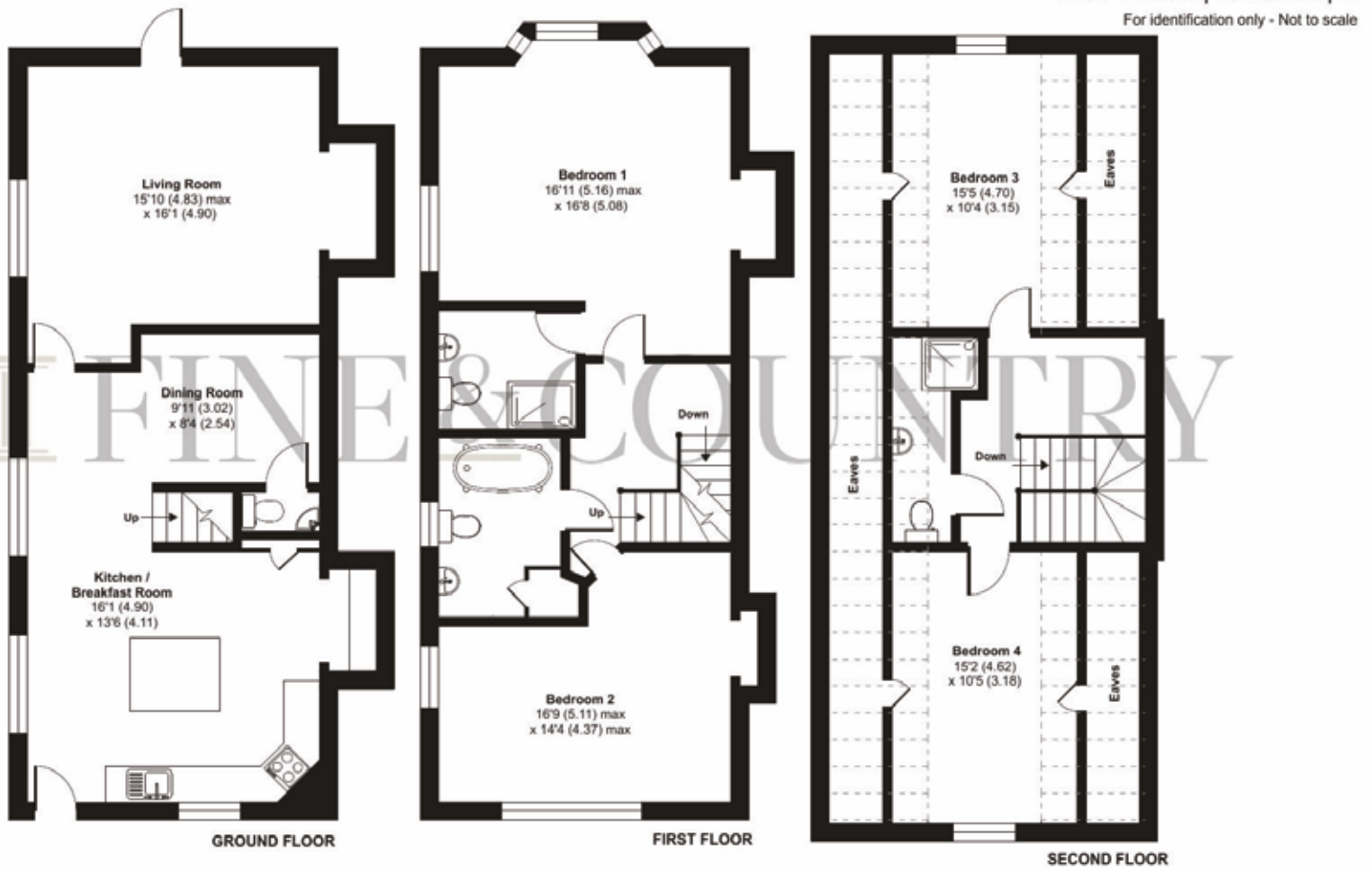


Weavers House, Barn Hill, Hunton, Maidstone, ME15

Approximate Area = 1756 sq ft / 163.1 sq m
Limited Use Area(s) = 403 sq ft / 37.4 sq m
Total = 2159 sq ft / 200.5 sq m
For identification only - Not to scale



Denotes restricted head height



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Fine & Country (Kent). REF: 1521534

The Property Ombudsman

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