



Lughorse Cottage
Lughorse Lane | Hunton | Maidstone | Kent | ME15 0QS

SELLER INSIGHT

“ Although we’ve only owned Lughorse Cottage a short while, it’s a place that’s been part of our lives for much longer, as my family have lived next door for over 20 years. So, our connection to this little corner of the Kent countryside runs far deeper than just the last couple of years.”

“It’s beautifully peaceful, surrounded by open countryside with views across the fields. It has that rare balance of feeling tucked away and tranquil, yet still being incredibly well connected - with Marden station just a short drive away, making London easily accessible when needed.”

“We’ve made thoughtful improvements during our time here to make the cottage as comfortable as it is characterful. There’s air conditioning in both the conservatory and the garden office, a modernised heating system, electric gates, an EV charging point, and updated smart home features, all designed to make everyday living that bit easier. Planning permission is also in place for those who may wish to take it further, with the option to create a detached and extended home.”

“What I’ve always loved most about the cottage is its warmth and character. The 300-year-old fireplace with its wood burner is truly the heart of the home, especially on colder evenings. The conservatory dining area has also been a favourite spot, it’s somewhere you can sit comfortably all year round.”

“The garden and the views beyond it are something really special. Waking up to the sunrise at the end of the garden never gets old - whether that’s from the bedroom window or sitting outside on the patio. It’s one of those simple moments that makes you slow down and really appreciate where you are.”

“The layout has worked so well for us when hosting too. It’s a sociable space, but still feels private and relaxed, which is something our Airbnb guests always commented on. It’s been a place for quiet escapes and special gatherings.”

“There’s a lovely sense of community here too, whilst still feeling completely private. Hunton has that welcoming village feel, with its school, church, and local events, and there are beautiful walks and country pubs close by.”

“What I’ll miss the most, without a doubt, is those early mornings, watching the sun come up at the end of the garden, with everything calm and still. It’s a quiet kind of magic that’s hard to put into words, but something that’s made living here feel truly special.”*

* These comments are the personal views of the current owner 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

Fine & Country presents Lughorse Cottage, a charming and characterful period home set within an idyllic countryside setting, offered with planning permission already in place to transform and extend into a detached residence. A wonderful home in its current form, it also offers the exciting ability to enhance and evolve, should one wish, creating a home tailored to individual needs.

Believed to date back some 300 years, Lughorse Cottage is rich in original period features, with a warmth and authenticity that is instantly felt upon arrival. High ceilings, timber sash windows, and an impressive inglenook fireplace form the heart of the home, where a wood burning stove creates a wonderfully inviting atmosphere, particularly as the evenings draw in.

The ground floor unfolds with a natural sense of flow, designed for both relaxed everyday living and sociable entertaining. A generous sitting and dining space centres around the fireplace, leading through to the kitchen which enjoys views across the garden and surrounding countryside. A conservatory dining area provides a beautifully light filled space to gather throughout the seasons, complete with air conditioning for year-round comfort. A third bedroom is positioned on the ground floor, benefitting from its own en suite WC, offering flexibility for guests, multi-generational living or a peaceful home office.

To the first floor, two further bedrooms are thoughtfully arranged, each enjoying elevated views across the gardens and open fields beyond. These are served by a luxurious family bathroom, where a freestanding rolltop bathtub and large walk-in shower create a spa like retreat, perfectly complementing the home's blend of character and comfort.





The setting is nothing short of special. The garden is predominantly laid to lawn, framed by mature planting and a paved terrace that invites outdoor dining and entertaining. It is a space that has been enjoyed for both quiet mornings and lively gatherings, where the sunrise at the far end of the garden offers a daily moment of calm and reflection. A detached garden studio, complete with power and air conditioning, provides further versatility, ideal for working from home or creative pursuits.

Electric wooden gates open to a large driveway dressed in fine gravel, providing ample parking for numerous vehicles, while a detached timber framed outbuilding incorporates a substantial car barn and single garage, enhancing both practicality and appeal.

The current owners have made considered improvements to enhance modern living, including a modernised heating system, EV charging point and smart home features, all while preserving the cottage's inherent charm.

Planning permission has been granted for the proposed separation from the adjoining property, alongside the creation of a detached home through the demolition of part of the existing structure and the addition of a two storey rear extension. The approved plans allow for a third reception room and separate utility on the ground floor, with an additional bedroom and en suite to the first floor, offering the opportunity to significantly increase both space and versatility.

Positioned on the outskirts of Hunton, Lughorse Cottage enjoys a peaceful rural setting with a strong sense of community. The village offers a welcoming atmosphere with its local school, church and nearby country pubs, while beautiful walks are right on the doorstep. Despite its tranquil feel, the property remains well connected, with Marden station just a short drive away providing convenient access into London, and Maidstone offering a comprehensive range of shopping, leisure, and transport facilities.

This is a home that captures the essence of country living, combining charm, comfort and future potential in equal measure.

Freehold
Council Tax Band F
EPC Rating F

For mobile phone coverage in the area please look online
Standard Broadband is available at the property, for more information please look online
Utilities: - Electricity / LPG / Mains Water / Broadband
Drainage is via private sewage treatment plant which is understood to be compliant

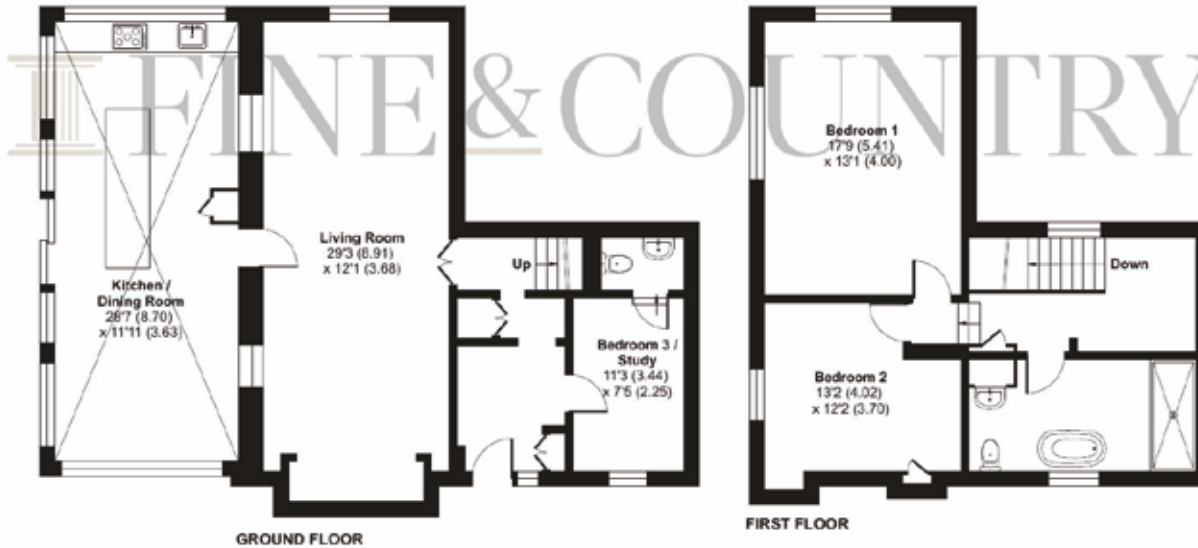
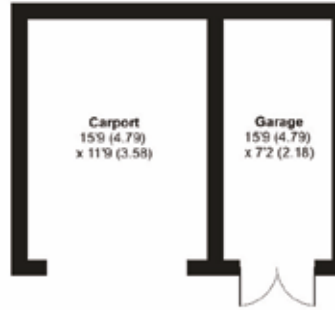
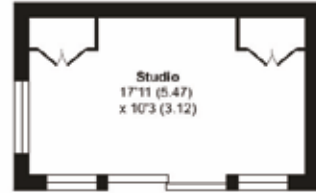
Guide price £675,000 - £700,000



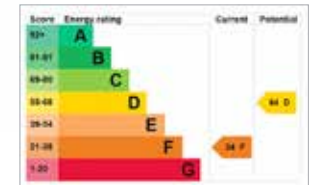
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Approximate Area = 1578 sq ft / 146.6 sq m
 Garage / Carport = 302 sq ft / 28 sq m
 Outbuilding = 184 sq ft / 17 sq m
 Total = 2064 sq ft / 191.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2025. Produced for Fine & Country (Kent). REF: 1446922



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed



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