



**Guide Price**

**£460,000**

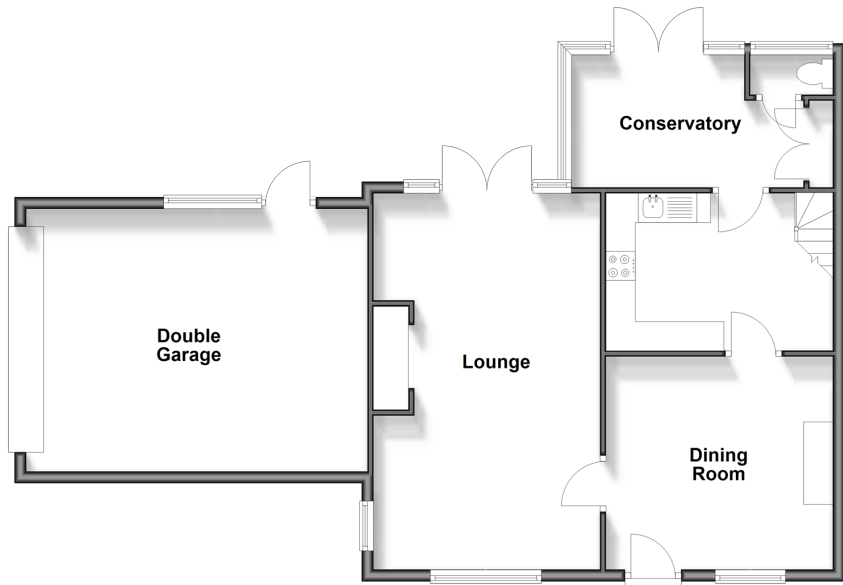
**Freehold**

3x  3x  2x 

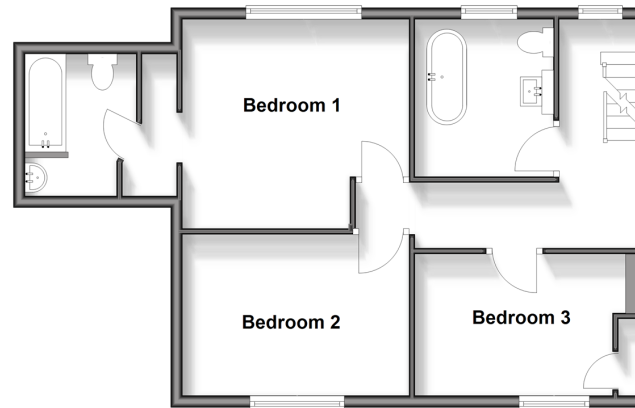
**Grove Cottages, West  
Street, Hunton,  
Maidstone, Kent, ME15**

*Wards*  
Helping you move forwards

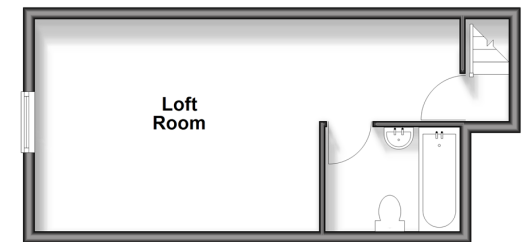
**Ground Floor**  
Approx. 88.1 sq. metres (947.8 sq. feet)



**First Floor**  
Approx. 57.5 sq. metres (618.6 sq. feet)



**Second Floor**  
Approx. 29.1 sq. metres (312.7 sq. feet)



## Accommodation

### GROUND FLOOR

Dining Room: 13'1 x 12'9 (3.99m x 3.89m)  
Lounge: 22'1 x 12'11 (6.74m x 3.94m)  
Kitchen: 12'0 x 8'11 (3.66m x 2.72m)  
Conservatory: 12'3 x 7'9 (3.74m x 2.36m)

### FIRST FLOOR

Landing  
Bedroom 1: 23'10 x 11'10 (7.27m x 3.61m)  
En Suite Bathroom: 7'5 x 5'1 (2.26m x 1.55m)  
Bedroom 2: 12'9 x 12'6 (3.89m x 3.81m)  
Bedroom 3: 12'10 x 9'4 (3.91m x 2.85m)  
Bathroom: 9'3 x 7'3 (2.82m x 2.21m)

### SECOND FLOOR

Loft Room: 11'1 x 8'1 (3.38m x 2.47m)  
En Suite Bathroom: 8'1 x 5'8 (2.47m x 1.73m)

### OUTSIDE

Front and Rear Gardens  
Double Garage  
Driveway



## Main features

- Situated on a generous wrap around plot
- Potential to add your own stamp and create your dream home
- Surrounded by beautiful countryside walks
- Located in the charming semi rural village of Hunton, just a short drive to local shops and amenities in the neighbouring village
- NO FORWARD CHAIN



### Nearest Schools

Primary Schools: Hunton C of E Primary 0.1 miles, Yalding, St Peter and St Paul C of E Voluntary Controlled Primary Sch 1.4 miles  
Secondary Schools: Linton Park School 3.4 miles, Cornwallis Academy 3.5 miles



### Transport Information

Train Stations: Yalding 2.7 miles, Beltring 3.8 miles, Wateringbury 4.0 miles



### Address

Grove Cottages, West Street, Hunton, Maidstone, Kent, ME15



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Loose Branch 01622 744067 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

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