



# Lambert & Foster



## MULBERRY HOUSE

VICARAGE ROAD | YALDING | MAIDSTONE | ME18 6DR

*This substantial six-bedroom property, formerly a vicarage, is located centrally within the charming village of Yalding. Set within the picturesque Kent landscape, the home offers generous and versatile accommodation, ideal for families or those seeking additional space for guests, home working or leisure. The property benefits from a garage and driveway, providing convenient off-road parking. Its peaceful residential setting offers a sense of rural tranquillity, while still being within easy reach of local amenities and transport links to London. With its impressive size, character, and desirable location, this home presents a wonderful opportunity for spacious village living.*

Guide Price £1,000,000 - £1,100,000

FREEHOLD





## MULBERRY HOUSE

VICARAGE ROAD, YALDING, MAIDSTONE, ME18 6DR

- Light and spacious six-bedroom property with high ceilings offering generous and flexible living accommodation
- The property benefits from a newly tiled roof, aluminium framed double glazing and new carpets throughout
- Beautifully established rear garden featuring an original veranda, complemented by a lawn and trees to the front
- Set within the picturesque Kent countryside, offering a peaceful setting
- Benefits from a garage and private driveway for off-road parking for up to 6 cars
- Close to local amenities and transport links for everyday convenience and commuting to London

**VIEWING:** By appointment only.  
**Paddock Wood Office:** 01892 832325.

**WHAT3WORDS:** ///shampoos.desiring.final

**TENURE:** Freehold

### SERVICES & UTILITIES:

**Electricity supply:** Mains **Water supply:** Mains  
**Sewerage:** Mains **Heating:** Boiler with Mains Gas

**BROADBAND:** Standard and Ultrafast available

**MOBILE COVERAGE:** Good 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:** C (72)

**COVENANTS:** None

**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 tile roof



**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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

# Mulberry House, Vicarage Road, Yalding, Maidstone, ME18 6DR

Approximate Area = 3212 sq ft / 298.4 sq m

Limited Use Area(s) = 19 sq ft / 1.7 sq m

Garage = 204 sq ft / 18.9 sq m

Total = 3435 sq ft / 319 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). © nctechcom 2026. Produced for Lambert and Foster Ltd. REF: 1431521

**OFFICES LOCATED AT:**

**PADDOCK WOOD, KENT**  
 Tel. 01892 832 325  
 77 Commercial Road,  
 Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**  
 Tel. 01435 873 999  
 Helix House, High Street  
 Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**  
 Tel. 01303 814 444  
 Hillhurst Farm, Stone St,  
 Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**  
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