



**Mill Lane, Yalding, Maidstone, ME18 6AR**  
**Guide Price £900,000**

\*\*\*Guide Price £900,000 to £950,000\*\*\*A rare opportunity to acquire this truly distinctive attached Oast House, offering in excess of 5,000 sq ft of versatile accommodation including substantial garaging, outbuildings and leisure facilities, set within an impressive plot of approximately 1.2 acres and backing directly onto open fields in the sought-after semi-rural setting of Mill Lane, Yalding.

The main house extends to approximately 3,143 sq ft and provides generously proportioned living space full of character and charm. The ground floor is perfectly arranged for both family living and entertaining, comprising an impressive circular drawing room, spacious dining room, breakfast room, kitchen, utility room, study and cloakroom facilities.

To the first floor there are five bedrooms, including an excellent principal bedroom suite with adjoining dressing room and en-suite bathroom. A further striking semi circular bedroom creates a wonderful feature room, complemented by additional bedrooms and family bathroom facilities, offering flexibility for growing families, guests or home working.

Further benefits include a substantial quadruple garage building extending to approximately 1,697 sq ft. This impressive footprint includes generous garaging/workshop areas and mezzanine levels, offering exciting potential for auxiliary accommodation, annexe use or workspace, subject to all necessary planning permissions and consents. In addition, there is a separate tandem garage providing further storage, parking or workshop space.

Externally, the grounds are a particular feature of the property, extending to approximately 1.2 acres and enjoying a delightful backdrop of open fields, creating a wonderful sense of space and privacy. The property also benefits from a swimming pool with adjoining pool house, creating an excellent space for entertaining and summer enjoyment. Further outbuildings include a play house, enhancing the lifestyle appeal and versatility of this unique home.



## Location

Located in the highly desirable village of Yalding, the property enjoys a wonderful semi-rural setting surrounded by countryside and scenic walks, while still offering excellent day-to-day convenience. The village provides a range of local amenities including shops, traditional pubs and well-regarded schooling, creating a strong community feel. Yalding railway station is within easy reach and offers connections to nearby towns including Maidstone and Paddock Wood, with onward services to London via Tonbridge and Ashford International, making it an excellent location for commuters seeking a balance of rural living and accessibility. The surrounding area is renowned for its beautiful Kentish countryside, rivers and vineyards, all contributing to an enviable lifestyle setting

## GROUND FLOOR

Drawing Room 20'6" x 20'5" (6.26m x 6.23m)

Dining Room 29'0" x 12'0" (8.84m x 3.66m)

Kitchen 17'1" x 8'7" (5.21m x 2.64m)

Breakfast Room 18'7" x 12'10" (5.67m x 3.92m)

Utility Room 10'5" x 7'1" (3.20m x 2.17m)

Study 11'2" x 10'5" (3.41m x 3.19m)

## FIRST FLOOR

Bedroom 1 18'6" x 11'0" (5.65m x 3.36m)

## En-Suite

Dressing Room 8'11" x 8'2" (2.72m x 2.50m)

Bedroom 2 19'10" x 10'4" (6.06m x 3.15m)

Bedroom 3 15'6" x 7'8" (4.73m x 2.35m)

Bedroom 4 13'6" x 8'2" (4.14m x 2.51m)

Bedroom 5 11'6" x 7'8" (3.51m x 2.34m)

## Family Bathroom

## EXTERNALLY

Garage 30'4" x 20'8" (9.27m x 6.31m)

Garage Mezzanine 30'4" x 19'2" (9.25m x 5.85m)

Garage 32'7" x 13'2" (9.95m x 4.02m)

Garage Mezzanine 32'5" x 13'1" (9.90m x 3.99m)

Pool House 13'5" x 9'4" (4.09m x 2.86m)

Play House 7'11" x 5'10" (2.42m x 1.80m)

## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            | <b>73</b>                  | <b>80</b>                                                                           |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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# Five Kilns, Mill Lane, Yalding, Maidstone, Kent

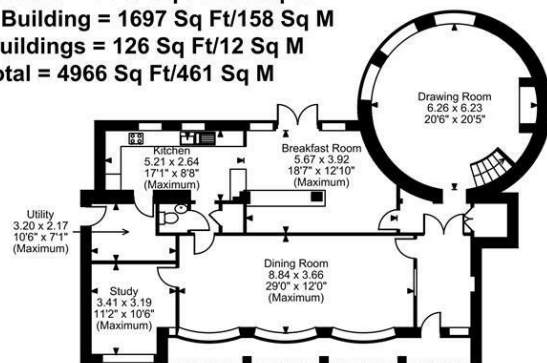
Approximate Gross Internal Area

Main House = 3143 Sq Ft/292 Sq M

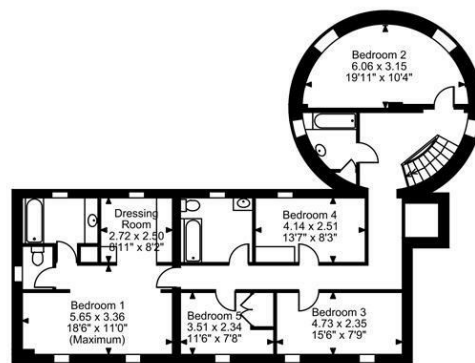
Garage Building = 1697 Sq Ft/158 Sq M

Outbuildings = 126 Sq Ft/12 Sq M

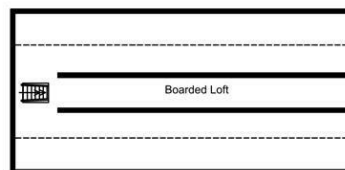
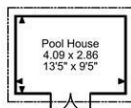
Total = 4966 Sq Ft/461 Sq M



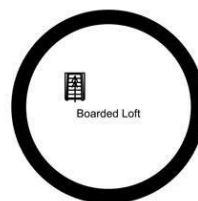
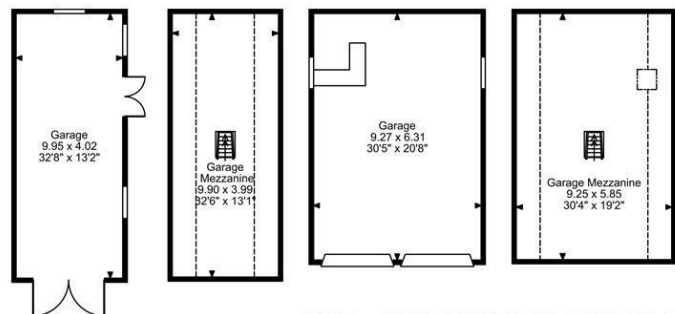
Ground Floor



First Floor



Above First Floor



Above Bedroom 2

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The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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