



Ragstones

Linton Hill, Linton, Kent

A handsome village house

An attractive Grade II listed period house with intricate ragstone elevations set in the heart of the village and offering generous accommodation



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



VILLAGE CAR PARK



WALLED GARDEN



FREEHOLD



VILLAGE



2,550 SQ FT



**GUIDE PRICE
£595,000**



The property

Ragstones is a pretty Grade II listed house set in the heart of the village of Linton.

As its name suggests, the property is constructed using the local ragstone and, together with tile hung elevations and ornate bargeboards, is of a style vernacular to the area. Its elevated position allows views over the Weald.

A front door opens to a central hall with bay windowed reception rooms to either side, currently arranged as a sitting room and a playroom. The sitting room has a brick fireplace.

The kitchen/breakfast room sits to the rear corner of the house, again with a bay window which enjoys the views. With traditionally styled units to one end there is ample room for a large table.

An inner hall leads to a generous utility room and a shower room beyond. A door opposite the shower room opens to a sheltered courtyard.

There is also a good size cellar with a boiler room and a store room.

Upstairs there are four good bedrooms set off large landing. These are served by a family bathroom with a separate shower and bath.





Outside

Ragstones is set in an elevated position adjacent to the village church.

The gardens sit to the front of the house and are laid to lawn. Set behind a picket fence and hedging, a path leads to the front door and a wide porch.

A terrace behind the house provides a sheltered spot in which to relax with views across the Weald.

The village car park is close by.

Location

The Linton Park Estate is situated in a strategically convenient location with excellent road and rail access to London. Regular commuter services from Marden station run to London Bridge, Waterloo, Cannon Street and Charing Cross from 56 minutes. The M20 (Junction 8) gives fast access to the M25, Gatwick and Heathrow. The area has good access to the Continent via Eurotunnel and the Port of Dover.

Linton village has a church, gastropub and a children's playground. Extensive shopping, service and leisure amenities are available in nearby Maidstone. There is an excellent range of schools nearby, both state and independent.

Sporting and leisure facilities in the area include golf at a number of nearby clubs, including Chart, The Ridge and The Weald of Kent. There are idyllic walks along the network of footpaths in the surrounding countryside.



Distances

- Maidstone 3.6 miles
- Sutton Valence 4.8 miles
- M20 (Junction 8) 7 miles
- M26 (Junction 2a) 11.5 miles
- Central London 44 miles

Nearby Stations

- East Farleigh
- Marden (London from 56 minutes)
- Maidstone East/West (London from 52 minutes)

Key Locations

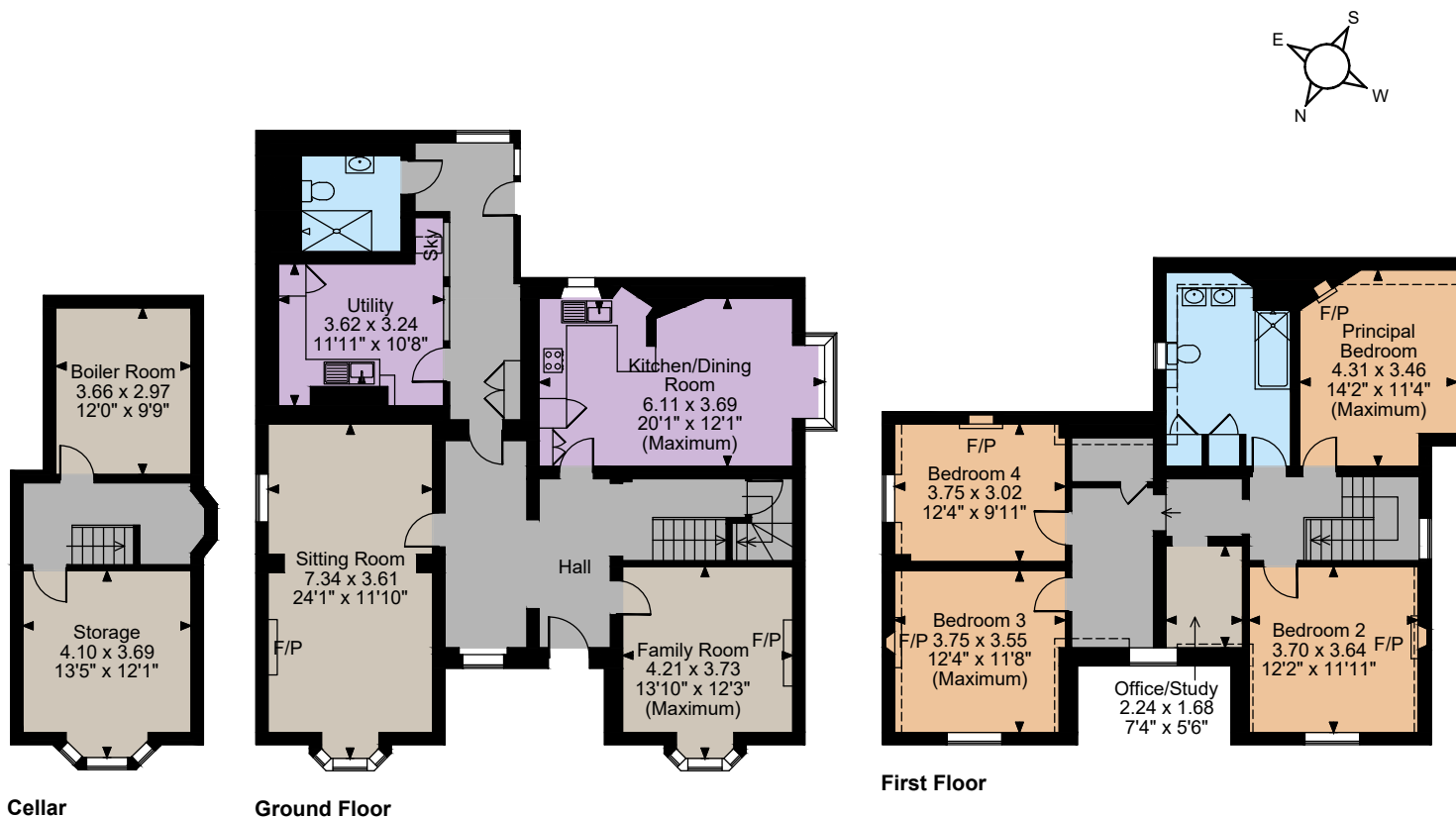
- Leeds Castle
- Loddington Farm Shop
- Weald of Kent Golf Course
- The Hop Farm
- The Greensand Way

Nearby Schools

- Boughton Monchelsea Primary School
- Coxheath Primary School
- Loose Primary School
- Hunton C of E Primary School
- Sutton Valence School
- Maidstone Grammar School
- Cornwallis Academy
- New Line Learning Academy







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

□ □ □ Denotes restricted head height

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Floorplans

House internal area 2,550 sq ft (237 sq m)

For identification purposes only.

Directions

ME17 4AW

what3words: ///bring.miles.libraries brings you to the property.

General

Local Authority: Maidstone Borough Council

Services: All mains services; gas central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: E

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

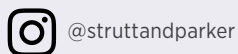
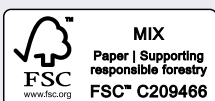
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