



# The Tractor Shed

Linton Park, Linton, Maidstone, Kent



## A delightful conversion in a special setting.

The Tractor Shed is a charming property set in the peaceful surroundings of the Linton Park Estate, which occupies an elevated position on the escarpment overlooking the Weald.



**1 RECEPTION ROOM**



**2 BEDROOMS**



**1 BATHROOM**



**PARKING AREA**



**GARDEN**



**FREEHOLD**



**RURAL/  
VILLAGE**



**1,030 SQ FT**



**GUIDE PRICE  
£495,000**

### The property

Converted in 2018, the property provides a fabulous open-plan living space with vaulted ceilings and windows on three aspects. Exposed metal trusses hint at its past use and are an attractive detail.

The two bedrooms are served by a generous bathroom with a bath and separate shower.

Whilst the property would make a wonderful full-time home, it would also lend itself to being a 'lock up and leave'.

### Outside

The garden is set mainly to one side of the house and is arranged as a level lawn. There is a shed and an additional separate building, which has been adapted as an aviary, providing further useful storage.

To the other side of the property is a good-sized parking area.



## 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 with journey times 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

- Linton 1.5 miles
- Sutton Valence 4.3 miles
- Maidstone 4.5 miles
- M20 (Junction 8) 6.7 miles
- M26 (Junction 2a) 12.7 miles
- Central London 43.1 miles

## Nearby Stations

- 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

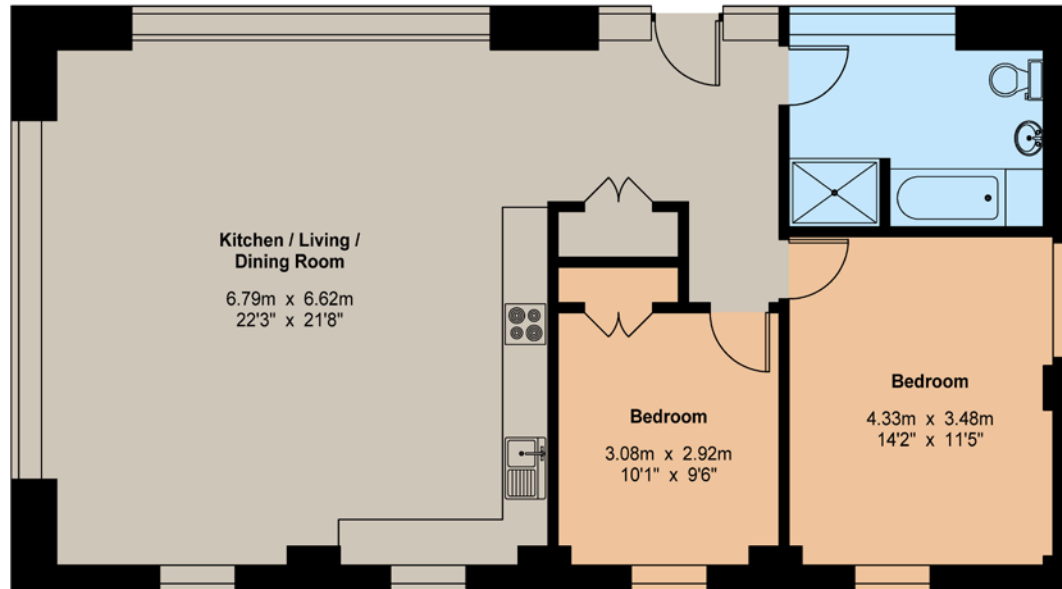
- Boughton Monchelsea Primary School
- Coxheath Primary School
- Loose Primary School
- Hunton CofE Primary School
- Sutton Valence School
- Maidstone Grammar School
- Cornwallis Academy
- New Line Learning Academy





## The Tractor Shed

Gross Internal Area : 95.7 sq.m (1030 sq.ft.)



Ground Floor

For Identification Purposes Only.

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### Floorplans

House internal area 1,030 sq ft (95.7 sq m)  
For identification purposes only.

### Directions

ME17 4AG

What3words: ///back.twigs.quite - brings you to the driveway

### General

Local Authority: Maidstone Borough Council

Services: Mains water, electricity and drainage; air source heat pump

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Band F

EPC Rating: D

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

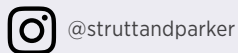
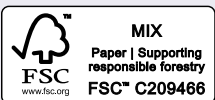
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