



Home Farm, Linton Park, Linton, Kent

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# Home Farm Loddington Lane, Linton, Maidstone, Kent ME17 4AG

A fabulous conversion of a Victorian Model Farm building in a magnificent rural setting.

Linton 1.5 miles, Sutton Valence 4.3 miles, Maidstone 4.5 miles, Marden station 4.5 miles (London from 49 minutes), M20 (Junction 8) 6.7 miles, M2 (Junction 3) 9.7 miles, M26 (Junction 2a) 12.7 miles, central London 43.1 miles

Reception hall | Drawing room | Sitting room  
Study | Kitchen/dining/family room | Utility room | Boot room | Cloakroom | 5 Bedrooms, all en suite | Dressing room/Bedroom 6 with en suite shower room | Courtyard | Garden  
Quadruple garage | Store  
EPC rating C | About 5.42 acres

## The property

Forming part of Linton Park, the estate of a Grade I listed country house, Home Farm is a fabulous conversion of a Victorian Model Farm building, offering more than 6,500 sq ft of light-filled flexible accommodation arranged in an L-shape over two floors.

The accommodation flows from a bright and spacious reception hall with a galleried landing over. The drawing room has two sets of French doors to the courtyard, whilst the study is well fitted with bespoke storage. There is a fitted utility and a large boot room.

The impressive and substantial, double-height vaulted kitchen/dining/family room has exposed A-frame beams and galleried landing over. The kitchen is fitted with a range of contemporary wall and base units, including a large central island with breakfast bar and modern integrated appliances. From here doors lead to the terrace,

and to a bedroom wing providing a sitting room with French doors to the courtyard, the principal bedroom suite and two further bedrooms, all with en suite bathrooms and courtyard access.

On the first floor a galleried landing leads to three further bedrooms, all with en suite bathrooms and one with a fitted dressing room.

## Outside

The property is approached over a no-through lane giving access to a quadruple garage and a walled, part-lawned courtyard with useful store and tarmac front driveway.

The garden is laid mainly to lawn and features a large split-level paved terrace, ideal for entertaining and al fresco dining, the whole is screened by mature trees and enjoys views over Linton Park and the Weald of Kent beyond.

## 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 49 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.



































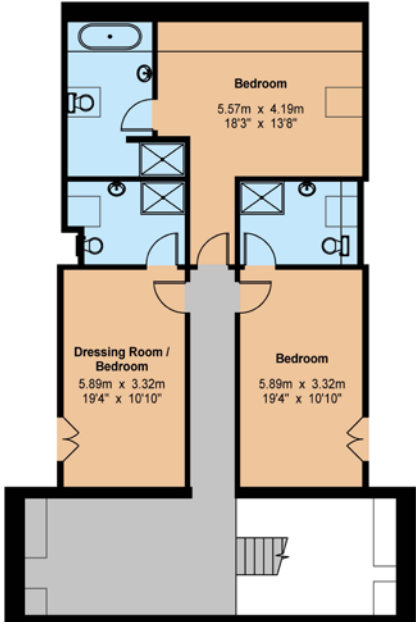


# Home Farm

Gross Internal Area : 608.5 sq.m (6549 sq.ft.)  
(Including Garage)



Ground Floor



First Floor





## Directions

From Maidstone: Travel south on the A229. Proceed through Loose. At the traffic lights, turn left (signposted Boughton Monchelsea) on to the B2163. Take the first turning on the right into Loddington Lane. Proceed down the hill and take the first turning on the right.

From M20 (Junction 8): Exit and follow signs to Leeds village. Remain on the B2163, passing by Langley village. At the junction with the A274 continue straight over, remaining on the B2163, passing The Cock Inn in the village of Boughton Monchelsea. After about 0.5 miles take the next turning left into Loddington Lane. Proceed down the hill and take the first turning on the right.

What3Words: ///valve.yarn.trim

## 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 H **Tenure:** Freehold

**Guide Price:** £1,800,000

**Agent's Note:** The photos on pages 4, 5 and 7 show CGI furniture images.

## Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

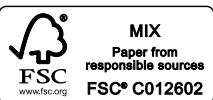
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