



Ash Tree Barn

Loddington Lane, Linton, Kent

A striking barn conversion offering bright, contemporary accommodation in a rural yet accessible location

Ash Tree Barn is a striking semi-detached barn conversion providing a spectacular home with clean lines and bright, spacious accommodation.



1 RECEPTION ROOM



3 BEDROOMS



2 BATHROOMS



PARKING AREA



GARDEN



FREEHOLD



**RURAL/
VILLAGE**



1,374 SQ FT



**GUIDE PRICE
£625,000**

The property

Occupying part of a former agricultural barn, the house is centred on a fantastic vaulted kitchen/dining/family room with two sets of glazed sliding doors across one wall looking to a large terrace and the garden.

A sleek kitchen is arranged to one corner around an island, leaving masses of room for sofas and a dining table. The front door forms part of a glazed wall allowing plenty of natural light into the hall, off which there is a cloakroom and a utility room.

The bedroom accommodation is flexible, having a ground floor principal bedroom with an en suite shower room and two first floor bedrooms which share a family bathroom.

Outside

Ash Tree Barn is approached through a five-bar gate leading to a gravelled driveway providing plenty of parking.

A large terrace edged with sleepers sits next to the house. The remainder of the garden is mainly laid to lawn which rises to a bank with mature trees.







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

- Linton 1.5 miles
- Sutton Valence 4.3 miles
- Maidstone 4.5 miles
- M20 (Junction 8) 6.7 miles

Nearby Stations

- Marden
- Maidstone East/West

Key Locations

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

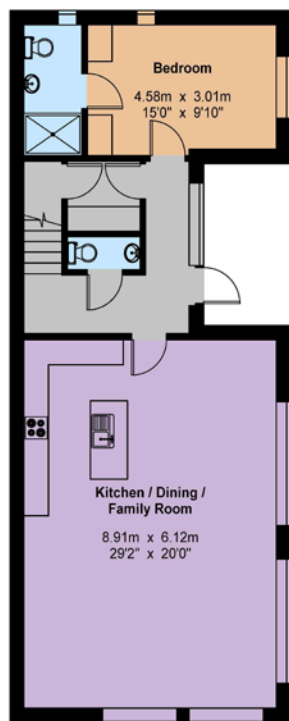
Nearby Schools

- Boughton Monchelsea Primary School
- Coxheath Primary School
- Loose Primary School
- Hunton C of E Primary School
- Sutton Valence School
- Maidstone Grammar School

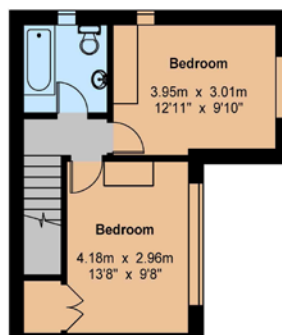


Ashtree Barn

Gross Internal Area : 127.7 sq.m (1374 sq.ft.)



Ground Floor



First Floor

Floorplans

House internal area 1,374 sq ft (127.7 sq m)
For identification purposes only.

Directions

Post Code: ME17 4AG

///what3words gates.enter.sung brings you to the property's driveway

General

Local Authority: Maidstone Borough Council

Services: Mains water and electricity. We understand that the private drainage at this property complies with the relevant regulations. Confirmation is being sought. Underfloor heating.

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

Council Tax: Band G

EPC Rating: C

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

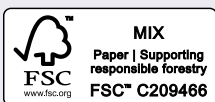
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