



The Old Barn

Loddington Lane, Linton, Kent



BNP PARIBAS GROUP

A stylish, single-storey barn conversion

A contemporary home set within a characterful and beautiful period farm building offering generous accommodation in the environs of the Linton Park Estate



2 RECEPTION ROOMS



3 BEDROOMS



**2 BATHROOMS
1 CLOAKROOM**



PARKING



GARDEN



FREEHOLD



**RURAL/
VILLAGE**



1,877 SQ FT



**GUIDE PRICE
£795,000**



The property

The Old Barn is a spacious and stylish home created from a characterful period farm building. Occupying a T-shaped floorplan, the different wings make for a comfortable arrangement with a fantastic living and entertaining space to the centre and well-appointed bedrooms either side.

The kitchen/dining room is loosely open plan to the sitting room, divided by open timber framing. Following the gentle slope of the site, the roofline gives a dramatic space, vaulted along its entire length with exposed roof trusses. The kitchen is fitted to one end with an island and there is ample room for a large table. Steps lead down from the dining room to the sitting room.

Lots of tall windows and a door bring light into the space on two aspects, and there are wooden floors throughout. A cloakroom and utility room sit conveniently off the entrance hall.

The principal bedroom has a generous en suite with a separate bath and shower. Two further bedrooms sit either side of a similarly good-sized family bathroom. All the bedrooms are vaulted, giving a fantastic sense of volume and space, and all have doors opening to the garden.







Outside

The Old Barn is approached over a shared driveway leading to a private parking area.

Either side of the reception wing are lawned, open courtyards bordered by contemporary fencing. Both sides have sheltered terraces accessed through French doors and providing private spots in which to relax and entertain.

At a lower level is a further area of lawn planted with trees which wraps around two sides.

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
- M26 (Junction 2a) 12.7 miles
- Central London 43.1 miles

Nearby Stations

- Marden
- Maidstone East/West

Key Locations

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

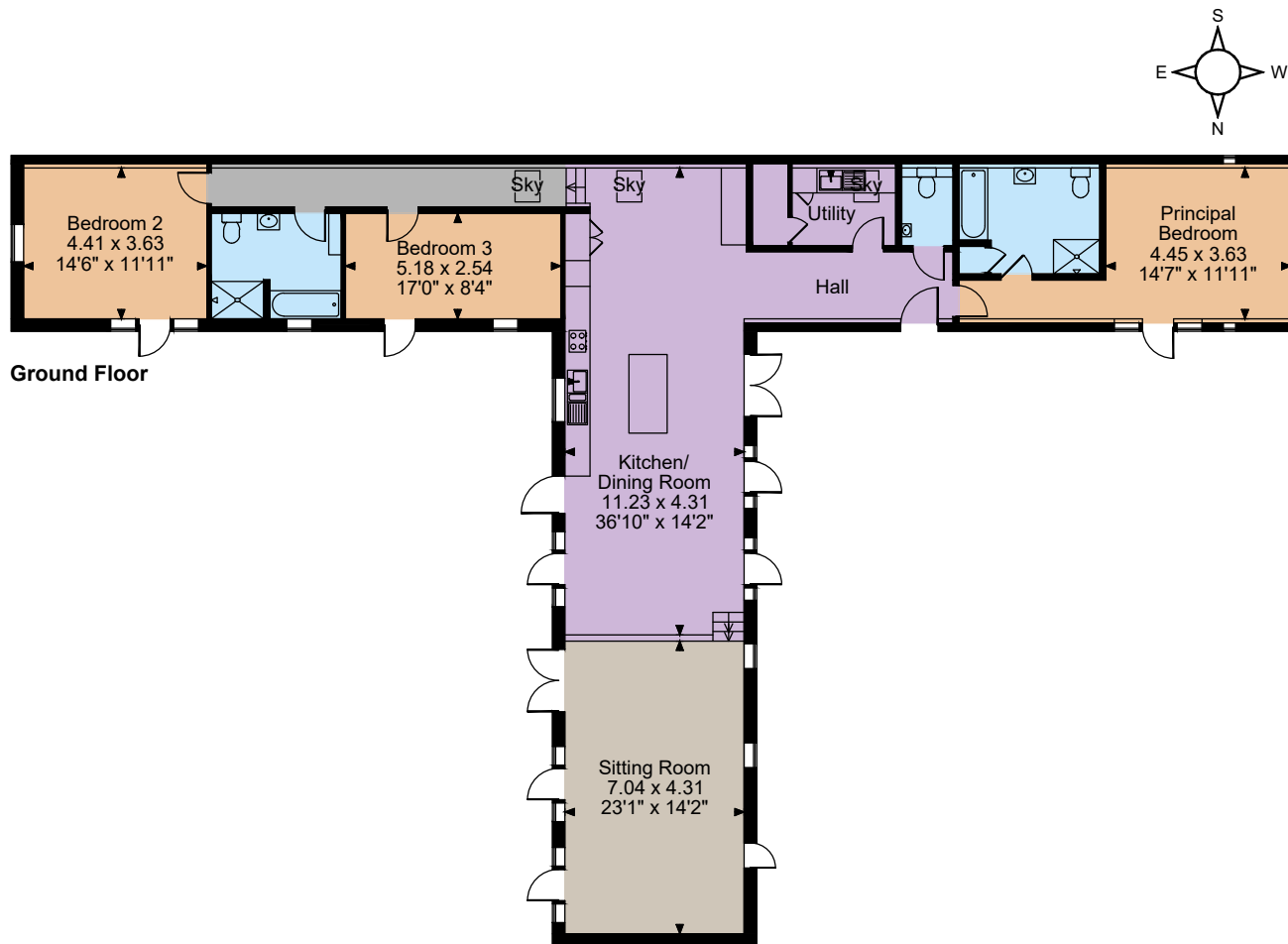
Nearby Schools

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









Ground Floor

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

House internal area 1,877 sq ft (174 sq m)

For identification purposes only.

Directions

ME17 4AG

what3words: ///gates.enter.sung brings you to the property.

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

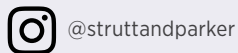
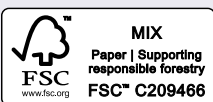
Canterbury

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

01227 473700

canterbury@struttandparker.com
struttandparker.com

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