



Mill Place Farmhouse

Symonds Lane, Laddingford, Maidstone, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A Grade II listed elegant family home with fine period features

An impressive double fronted six bedroom detached period house featuring beautifully-presented accommodation arranged across three floors, sensitively combining modern amenities with period features including some large sash glazing, exposed wall and ceiling beams and original fireplaces. It is located on the fringes of a sought-after village, near to local amenities.



4 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



TRIPLE GARAGE



4.6 ACRES



FREEHOLD



**RURAL/
VILLAGE**



4002 SQ FT



**GUIDE PRICE
£1,500,000**



The property

Mill Place Farmhouse is an elegant Grade II listed house of mixed ages, believed to date originally from the 16th Century.

The house itself has over 4,000 sq ft of internal space and provides flexible, well-proportioned and immaculately presented accommodation arranged over three floors.

The wonderful features include attractive fireplaces, sash and casement windows, exposed wall and ceiling timbers and some wooden flooring. The principal reception rooms provide ideal areas of both formal and family entertaining and comprise of a sitting room featuring an open fireplace with ornate overmantel and a dining room with an impressive brick fireplace with stove. The family room has wall panelling to dado height and a wood burning Morso stove.

The first floor features the principal bedroom with a Jack and Jill bathroom, two further bedrooms and an additional shower room. To the rear is a further

bedroom with en suite shower room and an exposed brick fireplace.

The properties two remaining bedrooms are located on the vaulted second floor, with one enjoying its own ensuite shower room.

The kitchen is well served with a range of wall and base units, wooden worktops a Belfast sink, modern integrated appliances, a Rangemaster stove and has space for a table and access to the rear aspect.

This property is being sold with further land available under separate negotiations, with a guide price of £75,000.









Outside

Having plenty of kerb appeal, the property is approached through twin stone pillars and double electric gates over a gravelled driveway with a large lawned turning circle giving access to a detached triple garage. The garage has internal stairs rising to a large first floor studio/home office with electricity, water and broadband.

The delightful formal garden, much of which is laid to lawn, is bordered with herbaceous shrubs and evergreen hedging. The are two greenhouses, a garden shed and a vegetable plot. The garden also features a large well stocked pond, al fresco dining areas, several seating areas plus a gardeners' cloakroom.

The remaining grounds of about 3.8 acres feature two 35ft barns together with a well-stocked orchard with established fruit trees including apple, plum, pears and cherry and a nuttury (available as a separate lot).

Location

The nearby village of Laddingford provides a primary school, recreational and sporting facilities and a village pub. Just a mile away the historic village of Yalding has several churches, village stores, Post Office, GP Surgery, primary school, village cafe and several pubs. Slightly further afield Paddock Wood (4.4 miles), Maidstone (7.8 miles), Tonbridge (9 miles), Tunbridge Wells (10.8 miles) offers a wider range of shopping and recreational facilities.

The mainline train service offers a fast and frequent service from Yalding station to Maidstone, Tonbridge, Paddock Wood and onwards to London Bridge/ Cannon Street/Charing Cross.

The property enjoys access to a wide range of Primary schools, with the main Grammar schools/Public schools being in Tonbridge and Maidstone.

Local leisure facilities include Bedgebury Pinetum, National trust properties. Leisure centres in Tonbridge, Tunbridge Wells and Maidstone, Moatlands Golf course in Paddock Wood, Sailing at Bewl Water.

Distances

- Yalding 0.8 miles
- Maidstone 7.7 miles
- M20 (Junctions 6&5) 8.2 miles
- M26 (Junction 2A) 8.7 miles
- A21 (Tonbridge Bypass) 9.0 miles
- Tonbridge 9.1 miles
- Tunbridge Wells 11.5 miles
- London Gatwick Airport 38.0 miles
- Central London 41.6 miles

Nearby Stations

- Yalding
- Beltring
- Paddock Wood
- Maidstone
- Tonbridge
- West Malling
- East Farleigh
- Tunbridge Wells
- Marden

Key Locations

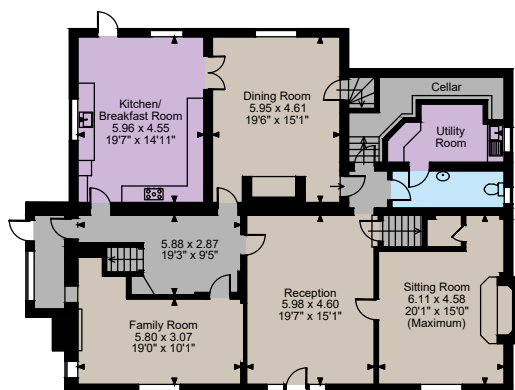
- Leeds Castle
- Sissinghurst Castle Garden (National Trust)
- Mote Park (Maidstone)
- Kent Life Heritage Farm Park
- Maidstone Museum & Art Gallery
- Teston Bridge Country Park
- Tudeley Church (All Saints Church)
- Hush Heath Estate & Winery
- Tonbridge Castle
-

Nearby Schools

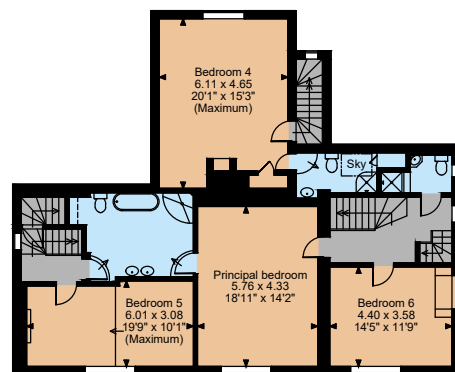
- The Discovery School
- OneSchool Global
- Kent College
- MEPA Academy
- Somerhill
- Sutton Valence School
- Bethany School
- Tonbridge School
- Sevenoaks School



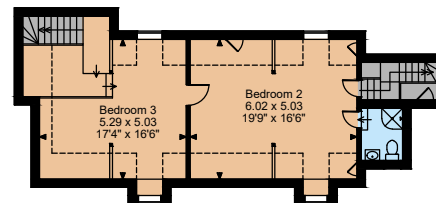




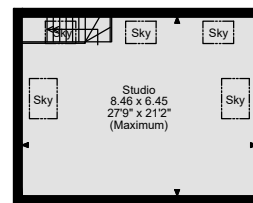
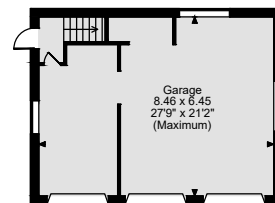
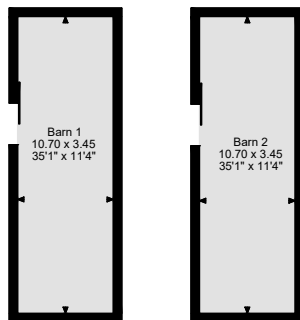
Ground Floor



First Floor



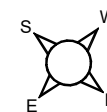
Second Floor



Floor Above Garage



Outhouse



Floorplans

House internal area 4,002 sq ft (372 sq m)
For identification purposes only.

Directions

ME18 6HA
what3words: ///blocking.smirks.headlight

General

Local Authority: Maidstone Borough Council

Services: Mains water, electricity, gas and drainage

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

Council Tax: Band G

EPC Rating: N/A (Grade II listed)

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

□□□ Denotes restricted head height

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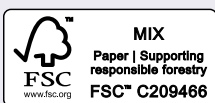
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