

Mistletoe Cottage, Grove Lane, Hunton, Maidstone, ME15

Approximate Area = 1993 sq ft / 185.1 sq m
 Limited Use Area(s) = 64 sq ft / 5.9 sq m
 Workshop = 238 sq ft / 22.1 sq m
 Total = 2295 sq ft / 213.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©richcom 2025. Produced for Simon Miller & Company. REF: 1268202

MISTLETOE COTTAGE

GROVE LANE

HUNTON

ME15 0SE

GUIDE PRICE £800,000 - £850,000

FREEHOLD

EPC REPORT: N/A



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS

Agents note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

PERIOD HOMES

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Located in the heart of this semi-rural village is this deceptive, beautifully presented family home offering wonderful views over the surrounding countryside. Dating from the 1830's, with later additions, this spacious UNLISTED home offers generous living space and a wealth of character combined with all modern conveniences, including a feature reception hall with timbered ceiling and a decorative folly, which we understand to be part of a mast of a ship.

With a spacious lounge offering woodburning stove and patio doors leading to the garden, there is a generous separate study overlooking the front and quality fitted kitchen/dining room with cloakroom beside. Upstairs, the five bedrooms are served by both family bathroom and large separate shower room, with stairs from here leading to the second floor attic room with Velux window, making this in ideal studio or games room.

Property Features

- Character Unlisted Family Home
- Spacious Reception Hall and Separate Study
- Lounge and Kitchen/Dining Room
- Five Bedrooms
- Bathroom and Separate Large Shower Room
- Second Floor Attic Room
- Beautifully Presented Throughout
- Planning Permission Granted for One Bedroom Annexe

Outside, there is ample parking to the front, with access beside to the garage/workshop and behind this, planning permission has been granted for a one bedroom annexe, with glass walkway linking the two buildings. Requiring completion, this is an ideal opportunity for someone looking to create a separate living space for family. For more information, please refer to Maidstone Brough Council Planning Website.

19/505867/FULL | Demolition of existing garage and erection of two single storey buildings providing a garden store with glazed link to annexe ancillary to main dwelling. | Mistletoe Cottage Grove Lane Hunton Maidstone Kent ME15 0SE

The rear gardens offer views over the surrounding countryside, with secluded patio area and a large lawned garden with mature flower and shrub beds, which need to be seen to be fully appreciated.

Set in this quiet no through road, within walking distance of the village, Hunton is an idyllic Kentish village just on the outskirts of Maidstone. There is a well regarded primary school, village club and hall and a beautiful church not too far away, with the County Town of Maidstone within easy reach buy car, offering a wealth of shopping, transport and leisure facilities. Regular railway services to London can be found in nearby Paddock Wood, which also offers large Waitrose supermarket and other independent shops and cafes.

MATERIAL INFORMATION Freehold, Council Tax Band: G, Broadband: Copper & Fibre

