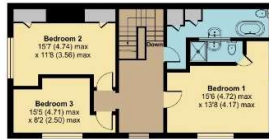
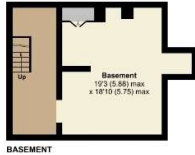


Little Abbey Gate House, Stockett Lane, Maidstone, ME15

Approximate Area = 2342 sq ft / 217.5 sq m  
For identification only - Not to scale



FIRST FLOOR



BASEMENT



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © copyright 2025. Produced for Simon Miller & Company. REF: 1262688



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.

LITTLE ABBEY GATE HOUSE

STOCKETT LANE

MAIDSTONE

ME15 0PP

GUIDE PRICE £900,000 - £950,000

FREEHOLD

EPC REPORT: D



By Simon Miller

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Set back from the road is this attractive, unlisted, attached double fronted Georgian family home, which has been sympathetically updated and maintained by the current owners to offer a wonderful home with a wealth of character throughout in this semi-rural village location. With generous ground floor accommodation, the property offers original sash windows throughout and benefits from ample gated parking to the front with generous mature gardens surrounding three sides. There is also separate access to the front, allowing for someone to create an independent annexe if they wish, for those looking for multi generation living.

Property Features
<ul style="list-style-type: none"> <li>• Georgian Family Home</li> <li>• Presented In Exceptional Condition Throughout</li> <li>• Generous Ground Floor Accommodation</li> <li>• Three Double Bedrooms</li> <li>• Family Bathroom, En-Suite and Downstairs Shower Room</li> <li>• Large Cellar and Annexe Potential</li> <li>• Ample Gated Parking</li> <li>• Large Mature Gardens</li> </ul>



As you enter, a spacious hallway leads to the dual aspect lounge to your left, with its attractive feature fireplace, with the large basement, currently used as an art studio leading down from the end of the hallway. The luxurious kitchen/dining room can be found to your right and leads on to the utility room, with its own separate front entrance and the ground floor shower room with a spacious sitting room beyond with its feature lantern roof and patio doors again to the front. This is an ideal space for someone to create separate living space for a family member. Upstairs, the turning staircase leads to the spacious landing and the three good sized bedrooms, the master with en-suite shower room, with the others served by a quality family bathroom with its feature roll top claw foot bath. The generous boarded loft area has two Velux windows and offers further potential to create further bedrooms, (STPP). Outside, the gated gravel drive provides ample off street parking and is open to the extensive gardens surrounding the property on three sides, with lawns, paved patio area and pergola and three ponds, as well as mature trees, shrubs and flower beds, creating a wonderful natural area for wildlife. The situation of this property is truly enviable with mature fields surrounding the property and being on the edge of the Loose Valley, giving it a truly rural feel, whilst being only a short drive to the County Town of Maidstone, with its wide range of shopping, leisure and transport facilities.

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

