



Hilltop Cottages, Linton Hill, Linton, Maidstone, ME17
Approximate Area = 882 sq ft / 81.9 sq m
For identification only - Not to scale

Hill Top Cottages Linton Hill, Maidstone, ME17 4AL

Guide Price £300,000
EPC RATING: E





Set back from the road, in this popular village setting is this attractive mid terraced cottage, dating back to approximately 1830. Set out over four floors, the property offers two bedrooms and three piece shower room to the first and second floors, whilst on the ground floor, the lounge, with wood stripped flooring and open fireplace leads to the bright and airy extended kitchen/dining room, with door from here leading to the rear garden. The property also benefits from a cellar, providing useful additional storage space.

Outside, there is parking for three cars to the front and to the rear there is a 100' garden, laid to lawn with mature flower and shrub beds to both sides, timber storage sheds and raised decked area backing onto fields to the rear.

The village of Linton offers, of course, the popular Bull Public House, Parish Church, and regular bus services to the County Town of Maidstone, with its wide range of leisure and transport facilities. Mainline train services can be found at Staplehurst Station, approximately a 10 minute drive with good schooling all around, including state and private, including Dulwich Preparatory School, Bethany, Benenden and Maidstone & Tonbridge Grammar Schools.

MATERIAL INFORMATION

Freehold
Council Tax Band D
EPC Report E



- GUIDE PRICE £300,000 - £325,000 • Attractive Two Bedroom Cottage • Extended Kitchen/Dining Room • Set over Four Floors • Useful Basement • Upstairs Bathroom • Off Street Parking for Three Cars • Popular Linton Village Location • 100' Garden Backing onto Fields

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 the 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.

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