

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © nchecom 2026. Produced for Simon Miller & Company. REF: 1459083



44 & 44a Mill Bank, TN27 9RD

Guide Price £850,000  
 EPC RATING: C





Rarely does a house with self contained annexe come to the market this close to the village. Presented in exceptional condition throughout, this bespoke home is a masterclass in multi generation living, offering independence to two families, all while offering the convenience and security of having family being right on your doorstep.

Offering flexible accommodation, the main house offers 3/4 bedrooms Here, the generous hallway leads to the two reception rooms, one offering potential to be used as a 4th bedroom, a large four piece bathroom suite, guest cloakroom and kitchen/breakfast room with utility room beside whilst upstairs, a substantial first floor living room leads to the three main bedrooms, the master with dressing area and en-suite bathroom featuring twin sinks. There is also a generous loft space offering further potential subject to planning permission.

The annexe beside, with its own separate entrance, offers a ground floor bedroom, shower room and guest cloakroom, with a stunning open plan living room/kitchen with lantern roof flooding the room with light. A staircase from the entrance hall takes you to the first floor, with its further bedroom/living area.

Outside, the block paved carriage driveway provides ample parking, with a low wall to the front and mature shrubs and bushes and a double garage with twin up and over doors and a side access door. The annexe offers a secluded garden area, with paved patio, lawn and mature flower beds, with hedge screen between this and truly exceptional main gardens, with spacious lawn, mature flower and shrub beds, mature trees and featuring pond, with a pathway leading to the timber summer house, the 18' oak framed barn and additional timber shed with covered workspace to the side of the garage.

## MATERIAL INFORMATION

**Freehold**  
**Council Tax Band A**  
**EPC Report C**



• Detached 3/4 Bedroom Family Home with Independent Self Contained Annexe • Two Bedroom Annexe with Shower Room and Guest Cloakroom With Separate Entrance • Parking Space & EV Charger Beside Annexe • Exceptional Condition Throughout • Perfect for Multi Generational Living Or Air BNB (STPP) • Carriage Driveway with Double Garage • Stunning Mature Gardens with Pond, Large Oak Framed Barn & Summer House • Solar Panels, Underfloor Heating and Rainwater Harvesting • Close Walking Distance to the Village Centre • Overall Plot In the Region of 1/2 Acre Overall

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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