



1 DAVIS FARM COTTAGES
REDWALL LANE, LINTON, KENT, ME17 4AY



**Lambert
& Foster**

MAIDSTONE 4.5 MILES | STAPLEHURST MLS 4.5 MILES | MARDEN MLS 4 MILES | TUNBRIDGE WELLS 16 MILES

1 DAVIS FARM COTTAGES, REDWALL LANE, LINTON, ME17 4AY

Situated in a fabulous elevated rural location surrounded by farm land, is this extended Victorian semi-detached farm cottage with accommodation including four bedrooms and open plan kitchen/dining room with feature island and bi fold doors, complemented by gardens and grounds extending to approximately 0.25 of an acre including triple bay cart barn, greenhouse and outdoor entertainment area with panoramic countryside views.

GUIDE PRICE £650,000

FREEHOLD



DIRECTIONS

Using WHAT3WORDS; reds.breath.ranks



DESCRIPTION

1 Davis Farm Cottages is an extended semi-detached Victorian cottage presenting brick and tile hung elevations beneath a pitched tiled roof.

Accommodation is set over two floors and comprises; entrance hall, newly renovated cloakroom, sitting room with French patio doors, snug/bedroom and open plan kitchen/dining room with feature island, double Neff ovens, wine cooler, integrated coffee machine, warming drawer, under floor heating and bi fold doors.

To the first floor, all rooms lead off a spacious landing and include a principal bedroom with fine countryside views and dressing room, which has the potential to become an en suite shower room, two further double bedrooms (one double aspect) and a luxurious family bathroom with separate bathtub and shower cubicle.





GARDENS & GROUNDS

An initial long sweeping gated driveway (shared with no.2) leads to a private triple bay cart barn and off-road parking. The barn features a purpose-built workshop complete with workbench, power supply and lighting, plus a wall mounted OHME 7.4kW EV charging unit and high capacity 2000ltr rainwater harvesting system.

To the side and rear are beautifully maintained lawned gardens, with well stocked borders, flowering shrubs and fruit trees which complement the accommodation well. The pergola framed patio area, adorned with trailing grape vines, and the pond, greenhouse and timber shed, all enjoy panoramic views and sunsets across the arable farmland. The whole plot measures approximately 0.25 of an acre.



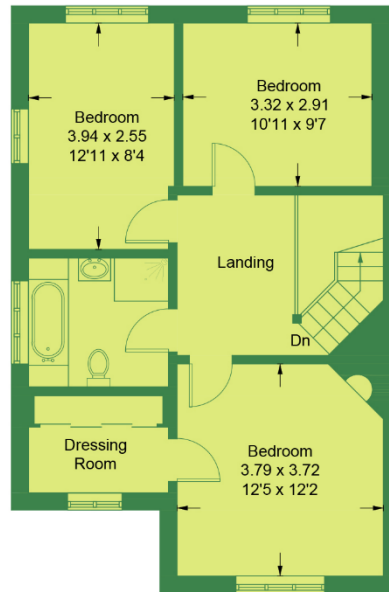
FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

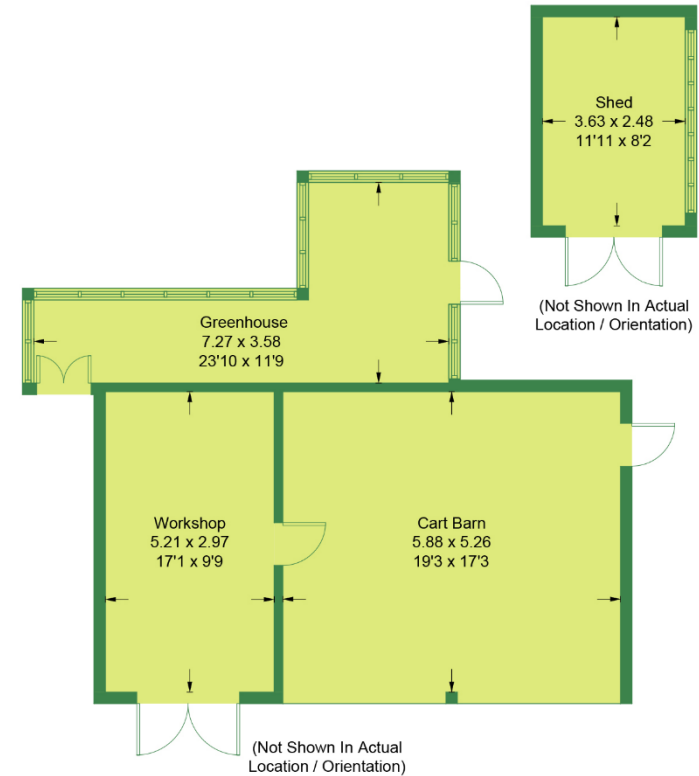
1 Davis Farm Cottages, Redwall Lane, Linton, Maidstone



Ground Floor - 72.9 sq m / 785 sq ft



First Floor - 55.5 sq m / 597 sq ft



Outbuildings

Approximate Gross Internal Area = 128.4 sq m / 1382 sq ft
Outbuildings = 40.6 sq m / 437 sq ft
Total = 169.0 sq m / 1819 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1299904)

www.bardenvisuals.co.uk





VIEWING: By appointment only. **Cranbrook Office:** 01580 712888.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Private septic tank

Heating: LPG gas central heating

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: Band E **EPC:** E (41)



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