



# Lambert & Foster



## KEEPERS COTTAGE

UPPER BARNHILL | HUNTON

*A great opportunity to purchase a delightful four bedroom detached house with an abundance of original features benefiting from a detached double garage. Sitting centrally within the plot in an idyllic location surrounded by woodland offering privacy and seclusion. The rural picturesque village of Hunton is on your doorstep. Paddock Wood and Marden mainline stations are close by with direct trains into London.*

Guide Price £750,000-£775,000

FREEHOLD







## KEEPERS COTTAGE

UPPER BARNHILL | HUNTON | KENT | ME15 0QL

- Detached double garage
- Beautifully landscaped mature garden
- Abundance of original features that include high ceilings and an inglenook fireplace
- Sought after idyllic location
- Scope to improve and extend STPP
- Hidden behind gates offering complete privacy

**VIEWING:** By appointment only.

**Paddock Wood Office:** 01892 832325.

**TENURE:** Freehold

### SERVICES & UTILITIES:

**Electricity supply:** Mains. **Water supply:** Mains.

**Sewerage:** Private drainage services connected but not tested. **Heating:** Oil fired central heating.

**BROADBAND:** Available as Standard and Ultrafast broadband.

**MOBILE COVERAGE:** Indoor poor, outdoor likely.  
(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** Maidstone Borough Council.

**COUNCIL TAX:** Band F **EPC:** F (28)

**COVENANTS:** None known

**FLOOD & EROSION RISK:** **Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** Unlikely in this area. **Groundwater:** Unlikely in this area.

(Visit [flood-map-for-planning.service.gov.uk](https://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PHYSICAL CHARACTERISTICS:** TBC





**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

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

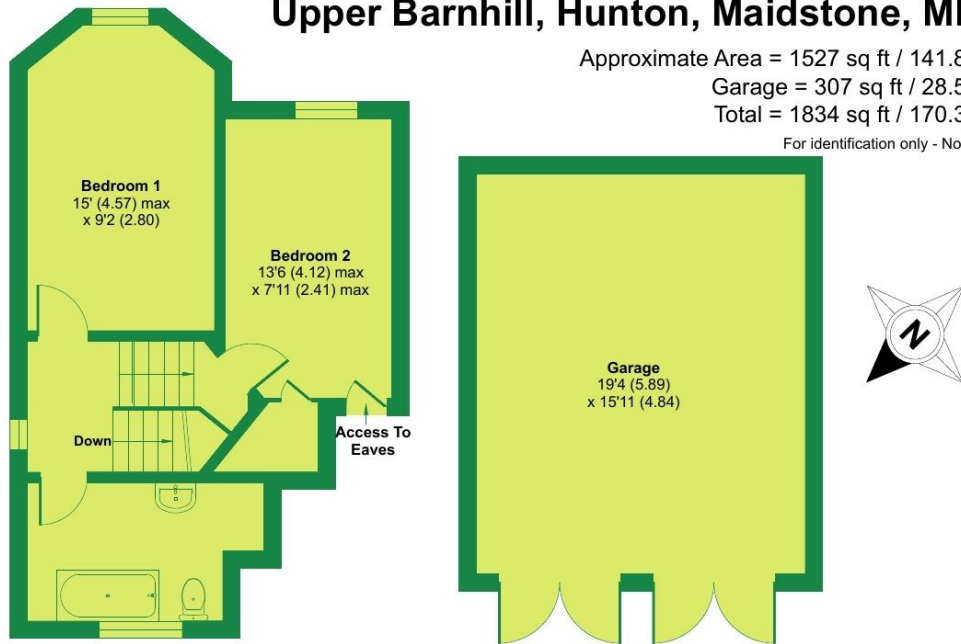
## Upper Barnhill, Hunton, Maidstone, ME15

Approximate Area = 1527 sq ft / 141.8 sq m

Garage = 307 sq ft / 28.5 sq m

Total = 1834 sq ft / 170.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Lambert and Foster Ltd. REF: 1253292

### OFFICES LOCATED AT:

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Paddock Wood, Kent TN12 6DS

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#### HYTHE, KENT

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Cranbrook, Kent TN17 3DN

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