



Linton Hill,
Linton,

ME17 4AW

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£975,000

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Nestled in the charming village of Linton, on the prestigious Linton Hill, this exquisite grade II listed 4-bedroom detached Tudor home a truly one to view to see its full potential. Dating back to the 15th century, this property exudes charm and character.

As you step inside this home you are immediately greeted by a sense of history with a modern twist. The heart of this home lies in the kitchen, which was tastefully fitted in 2023. With quartz work surfaces, a double Butler sink, integrated Neff oven, microwave, and warming drawer, this kitchen is a chef's dream. The limestone flooring seamlessly leads to the breakfast room and dining room, offering panoramic views of the surrounding farmland, orchards and Marden Church, creating a picturesque setting for your meals.

Leading your way through the dining room you will find the hardwood mahogany conservatory, boasting terracotta tiles and tinted heat-resistant Pilkington float glass, creating a serene space to relax and unwind, whilst taking in the breath taking views. The lounge features an impressive inglenook fireplace, complete with a log burner and solid oak flooring, perfect for cosy evenings during the colder months.

Up and onto the first floor, the property compromises of 4 beautifully presented bedrooms and a family shower room, in addition to the ground floor family bathroom and separate W.C. The master bedroom offers a vaulted beamed ceiling and a private vanity area with access into bedroom two, which could be ideal for a walk-in wardrobe or nursery depending on a buyer's situation. Separate access can be gained however, for those needing the bedroom space from the properties second staircase.

The Landscaped tiered garden with manicured lawns, ragstone wall and mature flower beds are truly a rarity to see. The gardens breath-taking panoramic views stretch as far as the eye can see, over orchard fields and landmarks including Hadlow Tower, Collier Church and the Paddock Wood Oast. There's no question that this outlook will only but sell itself.

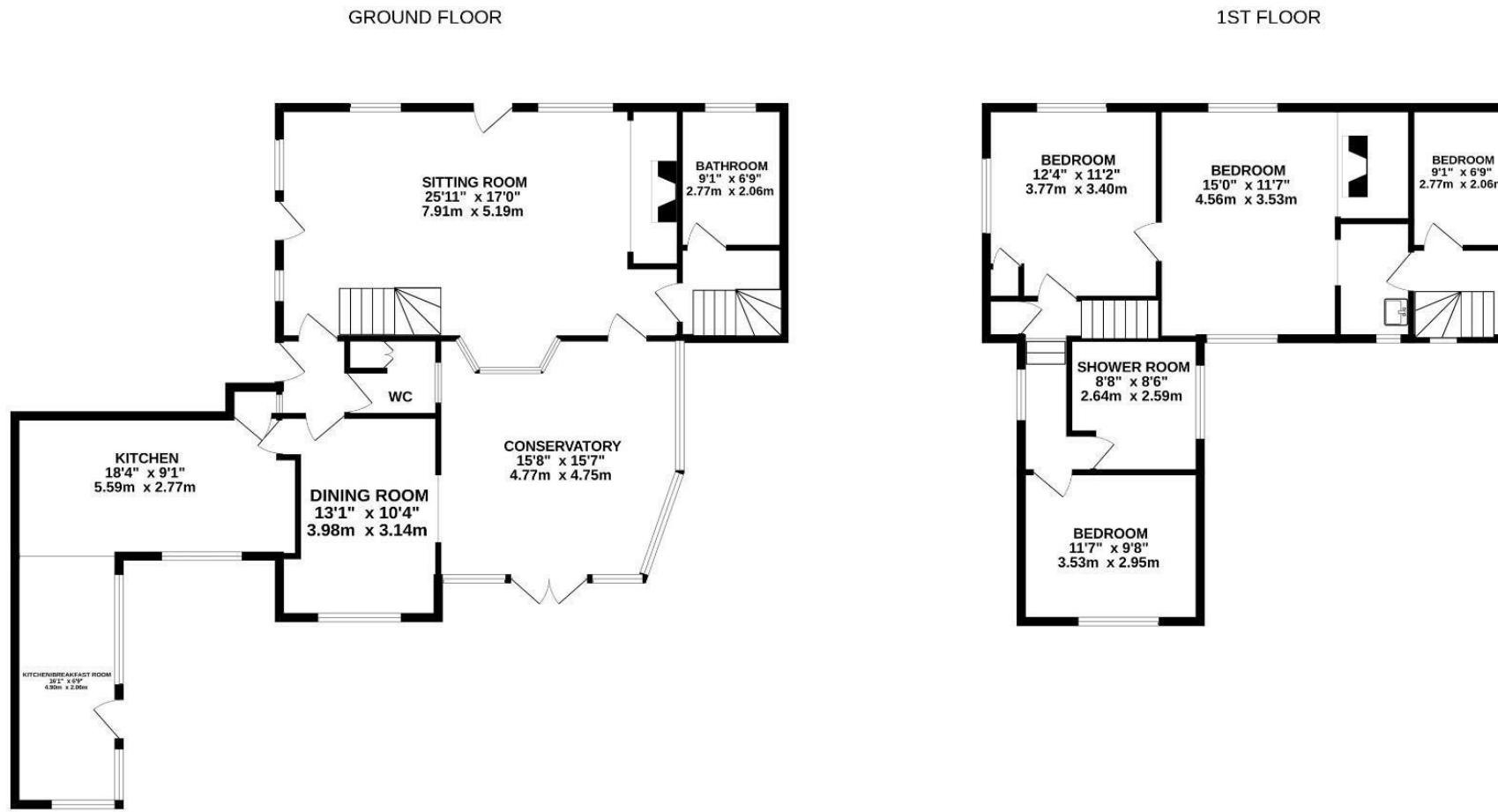
This property seamlessly blends historic charm with modern amenities, offering a unique living experience. Don't miss the opportunity to own a piece of history in this idyllic countryside setting.

Services: Gas Central Heating. Mains drainage and mains electricity. Flood Risk- Very low - Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

Average Broadband Speed: Superfast 32mb Basic 7mb Overall 32mb



Tenure:
Council Tax Band: G



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- ORIGINAL 15TH CENTURY VICARAGE
- PERIOD FEATURES
- INGLENOOK FIREPLACE
- RECENTLY FITTED KITCHEN
- VIESSMANN GAS BOILER
- MAHOGANY CONSERVATORY WITH PILKINGTON FLOAT GLASS
- SUMMER HOUSE
- MATURE TIERED GARDEN
- PANORAMIC VIEWS
- DRIVE AND GARAGE

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.