












1 The Paddocks

Loddington Lane, Linton, Kent

A charming semi-detached cottage for renovation, set within the Linton Park Estate.

1 The Paddocks is a semi-detached cottage of pretty ragstone elevations, with steeply pitched roofs, ornate barge-boarding and finials, typical of the local vernacular architecture.

 1 RECEPTION ROOM	 3 BEDROOMS	 1 BATHROOM
 2 PARKING SPACES	 GARDEN	 FREEHOLD
 RURAL/ VILLAGE	 1,103 SQ FT	 GUIDE PRICE £345,000



The property

1 The Paddocks is a semi-detached cottage of pretty ragstone elevations, with steeply pitched roofs, ornate barge-boarding and finials, typical of the local vernacular architecture.

Set within the Linton Park Estate, the cottage is now in need of extensive renovation and offers an exciting opportunity to create a delightful home.

The front door opens into an entrance hall with a door to the ground floor rooms and access to the staircase.

The sitting room has an open fireplace with cupboards and shelves to either side and a bay window. Beyond is a kitchen and larder. The bathroom sits to the rear of the house.

On the first floor there are three double bedrooms.

Outside

A gate opens to a pathway leading to the front door. The garden continues to the side and rear of the house.

The rear garden is largely laid to lawn, sloping up to a bank bordered by estate fencing. Mature trees and shrubs sit along the boundaries. There is a useful brick outbuilding with garden store and outside WC.

There are two parking spaces opposite the house, accessed from a shared driveway.



Location

The Linton Park Estate is situated in a strategically convenient location with excellent road and rail access to London. Regular commuter services from Marden station run to London Bridge, Waterloo, Cannon Street and Charing Cross from 56 minutes. The M20 (Junction 8) gives fast access to the M25, Gatwick and Heathrow. The area has good access to the Continent via Eurotunnel and the Port of Dover.

Linton village has a church, gastropub and a children's playground. Extensive shopping, service and leisure amenities are available in nearby Maidstone. There is an excellent range of schools nearby, both state and independent.

Sporting and leisure facilities in the area include golf at a number of nearby clubs, including Chart, The Ridge and The Weald of Kent. There are idyllic walks along the network of footpaths in the surrounding countryside.

Distances

- Linton 1.5 miles
- Sutton Valence 4.3 miles
- Maidstone 4.5 miles
- M20 (Junction 8) 6.7 miles

Nearby Stations

- Marden
- Maidstone East/West

Key Locations

- Leeds Castle
- Loddington Farm Shop
- Weald of Kent Golf Course
- The Greensand Way

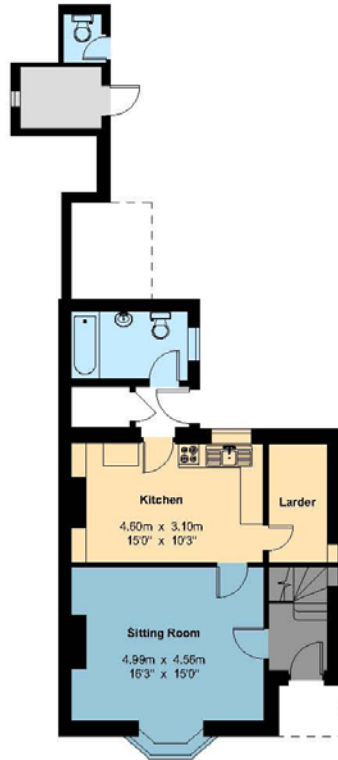
Nearby Schools

- Boughton Monchelsea Primary School
- Coxheath Primary School
- Sutton Valence School
- Maidstone Grammar School
- Cornwallis Academy

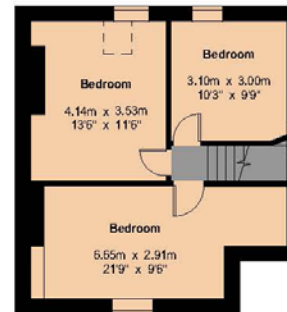


Linton Estate

1 The Paddocks - Gross Internal Area : 102.5 sq.m (1103 sq.ft.)



Ground Floor



First Floor

Floorplans

House internal area 1,103 sq ft (102.5 sq m)
For identification purposes only.

Directions

ME17 4AG

///what3words jazz.reward.landed - brings you to the driveway

General

Local Authority: Maidstone Borough Council

Services: Mains water and electricity. We understand that the shared private drainage at this property complies with the relevant regulations. Confirmation is being sought. Oil heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: E

Agent's Note: There will be shared costs associated with the driveway and drainage.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

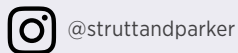
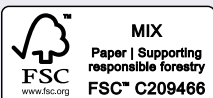
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2025. Particulars prepared January 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

