



Keepers Cottage

Loddington Lane, Linton, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A delightful ragstone cottage in a peaceful location on the edge of the Linton Estate with parkland views

Keepers Cottage is a pretty ragstone lodge set at the mouth of the drive to the Linton Estate. Understood to have been the gamekeeper's cottage, the property has some lovely details, typical of the vernacular architecture of other buildings on the estate, with ornate barge boards and a fish scale tiled roof.



2 RECEPTION ROOMS



4 BEDROOMS



1 BATHROOM



GARAGE & DRIVEWAY



0.55 OF AN ACRE



FREEHOLD



RURAL/VILLAGE



1,682 SQ FT



**GUIDE PRICE
£725,000**



The property

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A door opens to an enclosed porch leading to a reception hall, which has previously been utilised as a study/home office area. Doors open to two reception rooms; a dining room sits to the front of the house with a tiled fireplace and cupboards either side, and a sitting room with which has a wood-burning stove, store cupboards and an arched alcove.

The kitchen is a good size with a ceramic tile floor and is fitted with traditionally styled units; there is ample room for a table. The adjoining utility room provides a practical space together with a rear lobby which gives access to the downstairs cloakroom and a side door.

Upstairs there are four bright bedrooms, two of which enjoy views across neighbouring parkland. A family bathroom with a separate shower and a bath completes the accommodation.







Outside

Sitting on rising ground with views over neighbouring parkland, Keepers Cottage is approached over a drive leading to plenty of parking to the east of the cottage and in front of a substantial detached building providing garaging.

The garden surrounding the house is fenced with a path leading to a side door. The garden is laid to lawn with established shrub beds.

Agent's Note: The extent of the land offered for sale is larger than the fenced garden, providing the opportunity to extend the overall garden area.

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

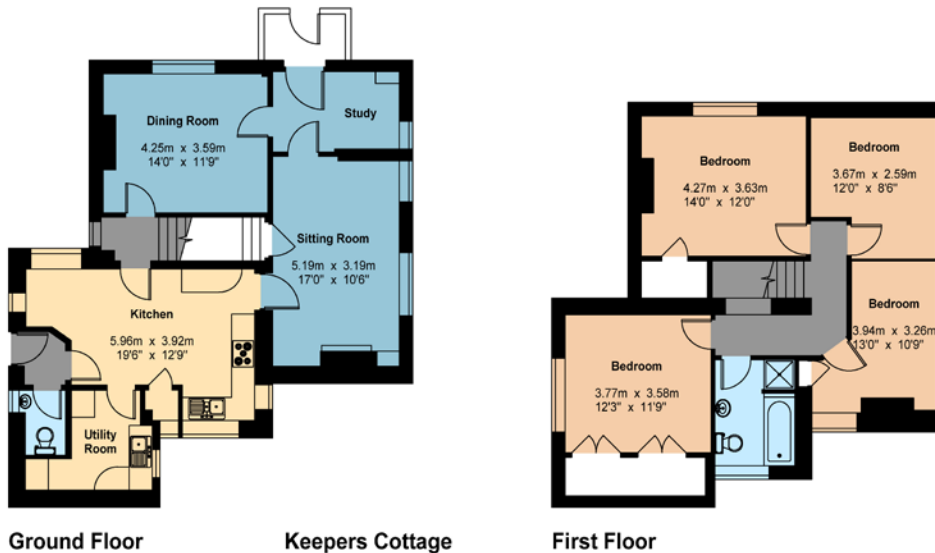
- Leeds Castle
- Loddington Farm Shop
- Weald of Kent Golf Course
- The Greensand Way

Nearby Schools

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



Keepers Cottage - Gross Internal Area : 156.3 sq.m (1682 sq.ft.)



Floorplans

House internal area 1,682 sq ft (156.3 sq m)
For identification purposes only.

Directions

ME17 4AG

///what3words bonds.bars.bowls - brings you to the property's driveway

General

Local Authority: Maidstone Borough Council

Services: Mains water and electricity. We understand that the 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 F

EPC Rating: E

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

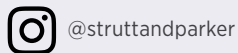
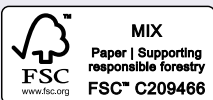
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