

## 3 Retreat Cottages, Hilltop, Hutton









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*Charming and Characterful 3-Bedroom Home*

## Accommodation Summary

- End of terrace period cottage
  - 3 bedrooms
- Spacious country kitchen
  - 2 reception rooms
- Modern bathroom
  - Superb gardens
  - Garden studio
- Off street parking
  - Garage



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Hidden away up a shared drive with glorious wrap around gardens, this home is in an idyllic rural position with only a couple of neighboring properties making it a lovely private spot.

A pretty exterior of white weatherboarding and exposed brick entice you into a hallway with plenty of space for coats and muddy boots.

Once inside, you can see right through to the leafy green outlook framing the windows at the rear of the long kitchen.

The kitchen is spacious and bright with a range of fitted units and wooden countertops and is a perfect family kitchen with plenty of room for cooking.

To the rear, a part glazed door provides direct access to the terrace with a well-stocked herb garden conveniently planted just behind.

To the right is the charming open plan living/dining room which is flooded with light from its dual aspect windows. An exposed brick chimney breast with wood burning stove and bressumer beam over adds character and warmth to this relaxing space. It is a light and spacious room, perfect for dining and entertaining in.

An open arch leads you into the family room at the back which is used by the current owners as a home office and music room. It has plenty of fitted cabinetry and would work just as well as a child's playroom.

Climbing the stairs to the first floor there are three good sized bedrooms all flooded with light from their pretty windows. The third bedroom, currently set up as a dressing room, can be easily converted back to a room in its own right.

A large stylish family bathroom completes the first floor.

This delightful home has the advantage of a large private garden that wraps around the rear and side of the property. Accessed from the front and directly off the kitchen you can bake using plums, figs and apples from your own trees. The garden is well stocked with mature trees, shrubs and plants with a defined alfresco dining area perfect for evening entertainment, but that is not all. Stone steps entice you over the grass to an absolute gem; a garden studio with electrics and an abundance of space. Whether you need a home studio for your creativity, an office to escape the commute, a den for teenage children or a playroom for younger ones this space is ideal.

Private and peaceful but with fast rail connections to central London and first-class schools on your doorstep, it is the perfect home for families with professional needs who want the best of both worlds.







Covered part glazed entrance door, which opens to:

Entrance hall with space for coats and shoes, wooden effect laminate flooring, cupboard housing Megaflow cylinder with shelving for linen, radiator with shelf above and door opening into:

**Kitchen:** 21'11 x 12'8" rear aspect window, part glazed door to garden, stainless steel double bowl sink with double drainers and mixer tap over, wooden effect laminate flooring, integrated Bosch dishwasher, space and plumbing for washing machine, space for large range cooker, tall housing unit with side by side space for large fridge and freezer with open shelving and radiator. The kitchen has plenty of wooden worktop space and a good selection of base level units and open wall shelving. There is a recess storage unit with space for an appliance below, cupboards above and wine rack to the side.

**Living/dining room:** 20'3 x 12'4" front and side aspect windows overlooking the front garden and driveway and side garden, exposed brick chimney breast with tiled hearth and bressumer beam over with inset wood burning stove, wooden effect laminate flooring, radiator and open arch into:

**Family Room:** 9'3 x 8'3" rear and side aspect windows overlooking the garden, a wall of floor to ceiling fitted shelving, 2 fitted desk units with open shelving above and below, wooden effect laminate flooring and radiator.

Open tread stairs up to first floor landing with wooden effect laminate flooring, loft access hatch, side aspect window and doors to:

**Bedroom 1:** 10'11 x 8'7" rear aspect windows with views of the garden, white washed wooden flooring, radiator and open arch into:

**Bedroom 3 (currently set up as a dressing room):** 8'7 x 8'3" rear aspect window overlooking the garden, white washed wooden flooring and radiator.

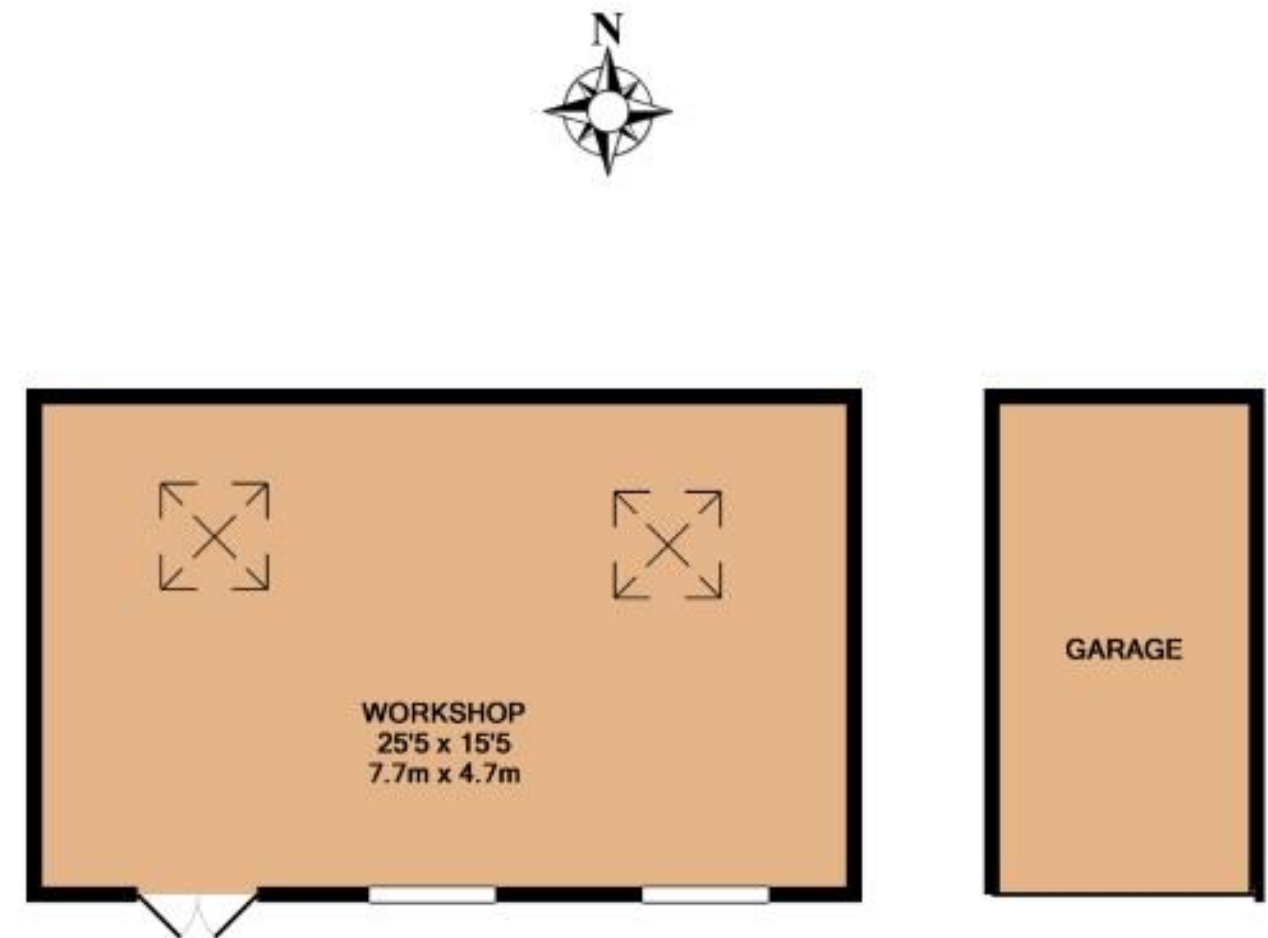
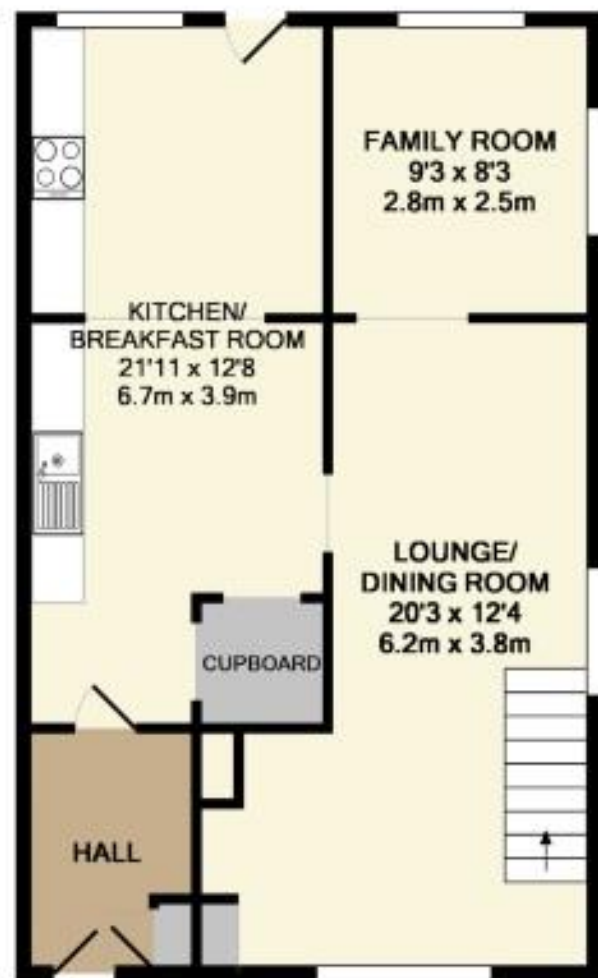
**Bedroom 2:** 9'5 x 9'1" front aspect window overlooking the driveway, fitted wall mounted storage cupboard, fitted wardrobe with hanging rail and cupboard above, white washed wooden flooring and radiator.

**Family Bathroom:** front aspect opaque window, panel enclosed bath with hand held shower attachment and mixer tap over, walk in shower cubicle with wall mounted Aqualisa shower, pedestal wash basin, low level WC, fitted storage cupboard housing water cylinder with shelving for linen, radiator, part tiled walls, wooden effect laminate flooring and heated towel rail.

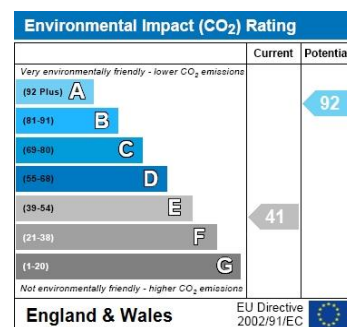
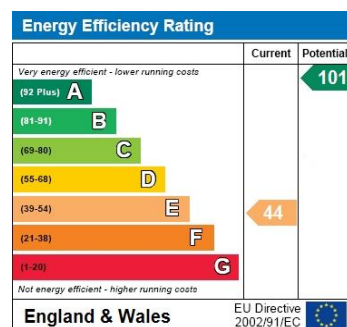
**Outside:** The house is approached via a shared gravel driveway leading to a private area with parking for several cars past a single garage. Stone steps lead down to the home's front door with a rock enclosed flower bed with mature shrubs screening the sitting room windows. The beautiful side and rear garden is accessed up stone steps to the right through mature hedging and is laid mainly to lawn with areas of flower beds and vegetable patches throughout. At the rear of the kitchen is a paved terrace, also accessed from a paved pathway to the front of the house, with a well-stocked herb garden, an







TOTAL APPROX. FLOOR AREA 1430 SQ.FT. (132.8 SQ.M.)







area of lawn and two greenhouses behind. There are plenty of mature trees including fig, apple and plum throughout the garden while high hedging and shrubs border its perimeter making it secluded and private. There is a wooden shed and a summer house.

**Garden Studio:** 25`5 x 15`5` a fantastic addition to the property is this large multipurpose garden studio which is currently set up as an artist`s studio. It has front aspect windows, part glazed double doors, ceiling Velux windows electricity and lighting.

#### **General:**

Tenure: Freehold

Local authority: Maidstone Borough Council

Council tax: Band E (£2,138.09) / EPC: E (44)

**AREA INFORMATION:** Hunton is an idyllic rural village which stands near the river Beult and benefits from its own local amenities and a highly regarded Primary School. It enjoys a pretty tranquil setting amongst open countryside and the Low Weald Valley and delivers nature in abundance to be enjoyed either cycling, walking or spotting wildlife. It does, however, offer the best of both worlds with Maidstone`s comprehensive shopping and recreational facilities only 5 miles to the south. Coxheath, 2 miles to the north, and Marden, 4 miles to the south, offer additional shopping facilities. There are a range of highly regarded schools in the area with Primary Schools in the village itself and at Coxheath and East Farleigh, both being less than 2 miles away. The highly sought after Maidstone Grammar and Invicta Grammar are less than 4 miles away whilst the renowned Tonbridge and Sevenoaks Schools are within easy reach. There are a number of commuter links with East Farleigh, Yalding and Watlington Stations all within 3.5 miles` reach. Paddock Wood Station is approximately 10 minutes` drive away and benefits from a direct link to Charing Cross and Cannon Street in approximately 45 minutes. Marden station, on the same line, services Charing Cross and Cannon Street directly in 55 minutes. Junction 5 of the M20 is 9 miles to the north and provides links with the other motorway networks and access to Gatwick and Heathrow airports.





