

2 Retreat Cottages, Hilltop, Hunton





2 Retreat Cottages, Hilltop, Hunton ME15 0QN

Pretty 3-Bedroom Cottage in a Stunning Rural Location

Accommodation Summary

- Mid terrace period cottage
 - 3 bedrooms
- Beautifully fitted kitchen/breakfast room
 - Living/dining room
 - Study
 - Modern bathroom
 - Large garden
 - Off street parking
 - Garage
- Exposed beams and large Inglenook fireplace



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This deceptively spacious home is approached along a secluded shared drive, set well back from the road with glorious tranquil gardens to the rear.

With a pretty cottage front the white softwood weatherboarding and exposed brick elevations add character and charm giving you a flavour of the period detail lying beyond its front door. You have the best of both worlds, however, as the current owner has beautifully updated the interior creating a spectacular modern home.

A bright entrance hall welcomes you in with room for coats and shoes and a deep storage cupboard keeps the space clutter free.

Straight ahead is a room that is set up as a music room and home office. It is a charming space with distinctive vertical beams seamlessly linking it with the reception room beyond.

Next door the living/dining room which delivers fabulous relaxing and entertaining space is steeped in history with its exposed ceiling beams and an impressive inglenook fireplace. Its windows bring in lots of natural light whilst its elegant period detailing adds dramatic glamour to the room. It is large enough to curl up in front of the fire in deep sofas on cold winter nights or dine romantically at the far end.



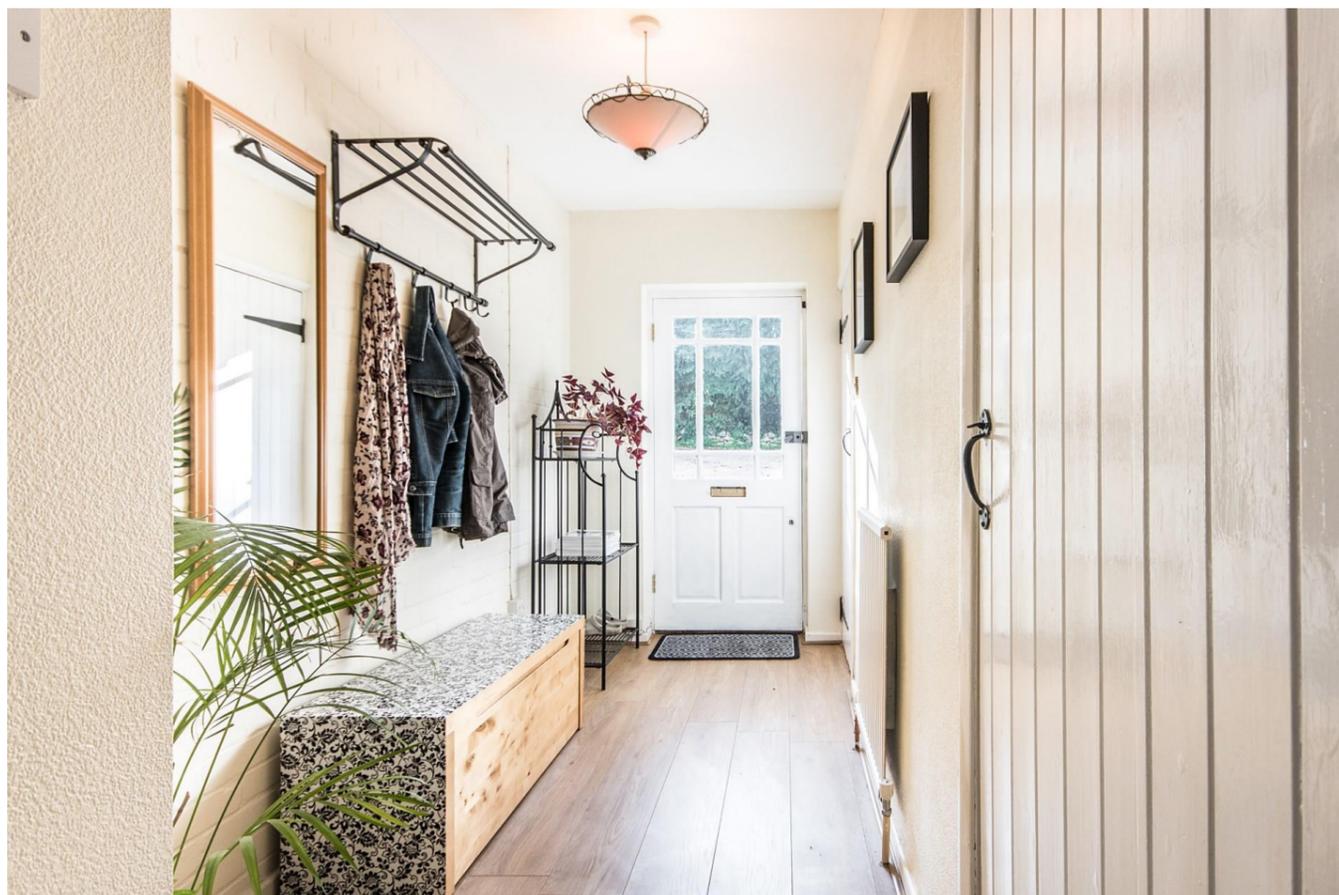
Conveniently accessed from the dining area, is the pretty country kitchen with an abundance of cream wooden cabinetry, wooden effect worktops and an integrated double oven. Its window sits above the sink and French doors at the rear open up to capture the stunning garden views. It is a streamlined and spacious room with plenty of space for a table and chairs or a sofa so that you can chat to friends as you prepare the dinner.

Climbing the stairs to the first floor there are three bedrooms, two doubles, all flooded with light from their pretty windows with leafy views. A stylish and contemporary family bathroom completes the first floor.

Pretty spacious gardens lie to the rear, safely self-contained for pets and children. Two sheds and a greenhouse providing ample storage. They are mainly laid to lawn with mature trees and shrubs providing a high degree of privacy.

An off-road parking space large enough for 2 cars sits in front of the house while a single garage lies just beyond up the drive.

This beautiful home is immaculate and brimming with character. It is also well placed for commuters being just over 3 miles from 3 local mainline stations with excellent rail links to central London. A must see!



Covered part glazed entrance door, which opens to:

Entrance hall with space for coats, cupboard housing water cylinder, storage cupboard, wooden effect laminate flooring, radiator and door opening to:

Study: 9'6 x 8'4' wooden effect laminate flooring, radiator, exposed vertical beams in wall and opening into:

Living/Dining Room: 20'9 x 14'4' front aspect window, exposed ceiling beams, wooden effect laminate flooring, large Inglenook fireplace with bressumer beam over and brick hearth, and radiators. The room is spacious and light, perfect for dining and entertaining in with a door into:

Kitchen/Breakfast Room: 18' x 7'10' rear aspect double glazed windows and double glazed French doors providing access to the decking and rear garden, wooden effect laminate flooring, space and plumbing for a washing machine, 1 ½ bowl sink with drainer and mixer tap over, integrated fridge/freezer, integrated double oven, integrated microwave oven, 4 ring halogen hob with extractor fan over and radiator. The kitchen has plenty of worktop space, a good selection of eye and base level units and room for a sofa or small table and chairs.

Stairs up to first floor landing with ceiling access hatch to the loft and doors to:

Bedroom 1: 11'9 x 8'7' rear aspect double glazed windows with views of the garden and radiator.

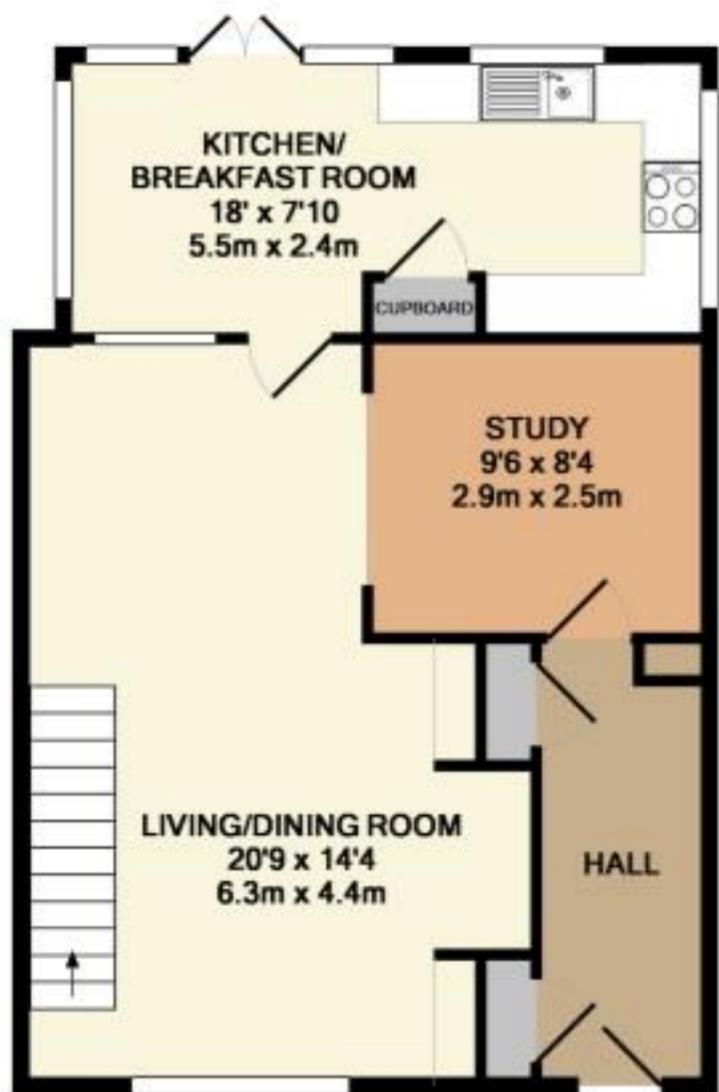
Bedroom 2: 9'2 x 8'9' front aspect double glazed window overlooking the driveway, deep fitted wardrobe with hanging rail and cupboard over, high wall storage cupboards, wooden effect laminate flooring and radiator.

Bedroom 3: 8'7 x 7'5' rear aspect double glazed window, fitted double wardrobe with hanging rail and cupboard over, high wall cupboard and radiator.

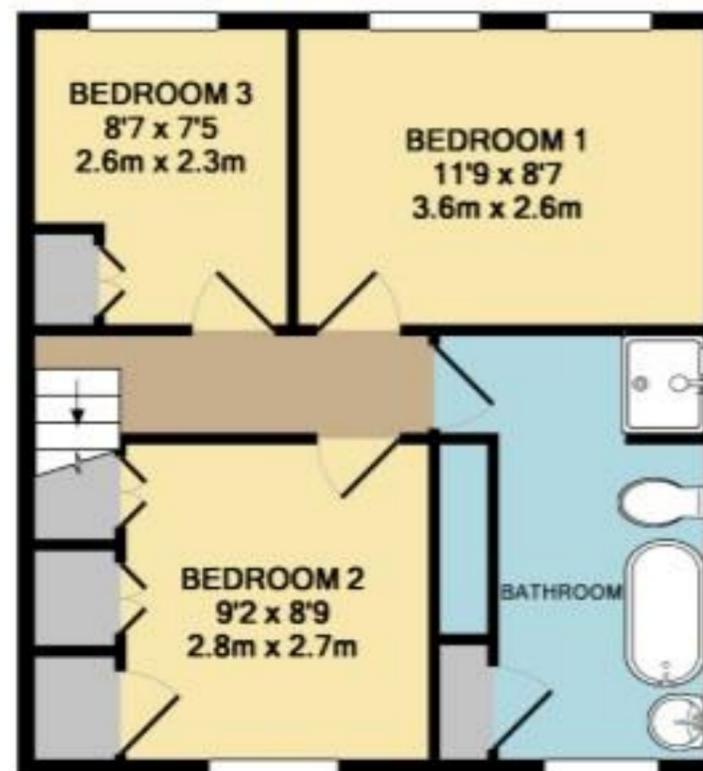
Bathroom: front aspect opaque double glazed window, wooden panel enclosed bath with hand held shower attachment and mixer tap over, walk in shower cubicle with wall mounted shower, vanity unit with hand wash basin over and cupboard under, low level WC, airing cupboard housing water cylinder with shelving for linen, part tiled walls, wooden effect laminate flooring and radiator.

Outside: The house is approached via a shared gravel driveway leading to a private area with parking for two cars in front of the house with a single garage offset to the right. Stone steps lead down to the home's front door with an area of sloping lawn down to a flower bed fronting a hard surface seating area in front of the living room window. The beautiful rear garden is accessed from the kitchen and is laid mainly to

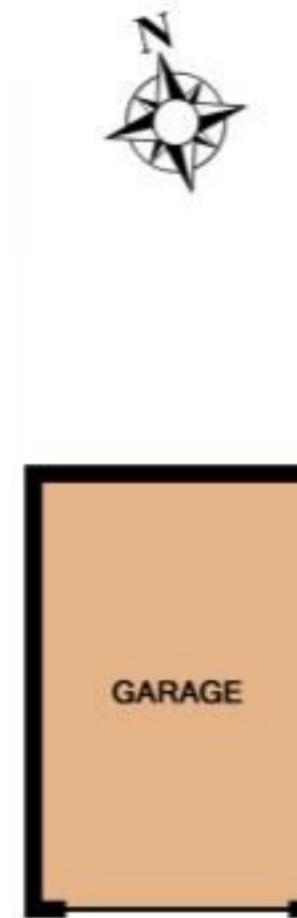




GROUND FLOOR
APPROX. FLOOR
AREA 539 SQ.FT.
(50.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)



ENTRANCE FLOOR
APPROX. FLOOR
AREA 97 SQ.FT.
(9.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 1034 SQ.FT. (96.1 SQ.M.)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
52	65
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
48	61
EU Directive 2002/91/EC	



lawn with a wooden decking area perfect for alfresco dining at the back of the house. Mature trees, hedging and shrubs border the perimeter of the garden's close boarded fencing. Two wooden sheds and a greenhouse provide adequate storage.

General:

Tenure: Freehold
Local authority: Maidstone Borough Council
Council tax: Band D (£1,749.35)
EPC: E (52)

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.





www.flyingfishproperties.co.uk