



1 Retreat Cottages, Hilltop, Hunton



1 Retreat Cottages, Hilltop, Hunton, ME15 0QN

A fabulous 4-bedroom home in a stunning rural location

Accommodation Summary

- End of terrace period cottage
- Beautifully fitted kitchen/breakfast room
 - Separate utility
- 2 spacious reception rooms
 - Swimming pool
- Superb garden, stretching to approximately 1 acre
 - Off street parking
 - Double and single garages
 - Stunning views



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



1 Retreat Cottages is approached along a shared drive, set well back from the road within its glorious tranquil gardens.

Occupying an idyllic rural position surrounded by open countryside, an exceptionally picturesque outlook at the rear gives unspoilt far reaching views over fields and treetops.

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 owners have sympathetically restored and modernised the interior creating a spectacular family home.

Entering into an inner lobby with space for coats and clever cupboarding concealing shoes, the beautiful solid oak wooden floor stretches throughout the ground floor seamlessly linking each well-designed room.

A family room to your left is flooded with light from its fully glazed bi fold doors overlooking the gardens and leading onto the decking that becomes an extension of the room in the warmer months.

Next door the spacious double reception room delivers fabulous entertaining space steeped in history. Exposed original beams naturally separate the living and dining areas which continue into the ceiling of the living space. A large inglenook fireplace with wood burning stove and bressumer beam over adds immense character and warmth to the room as you curl up in a deep sofa on cold winter nights.

Conveniently accessed from the dining area, past a useful guest cloakroom, the bright and beautiful kitchen's French doors open up to capture the stunning garden views as you dine. For family and entertaining there is tons of space and the fitted kitchen delivers wonderful cooking facilities with a range of eye and base level wooden units, gleaming contrasting worktops, integrated appliances and ample space for a large range cooker and family sized fridge/freezer.

A separate utility space to the right offers access to the garden, housing for extra appliances and a sink ideal for muddy boots or paws.

Climbing the stairs to the first floor there are four generously sized double bedrooms all flooded with light from their pretty windows with leafy views. The large master bedroom has its own en-suite luxury shower room and a walk in wardrobe to die for. A stylish and contemporary family bathroom completes the first floor.

Pretty spacious gardens of approximately one acre lie to the rear and side of the house, safely self-contained for pets and children. They are mainly laid to lawn with mature trees and shrubs providing a high degree of privacy.

An expanse of decking that curves beautifully around the back of the house provides plenty of space for alfresco dining and entertaining as you and your guests enjoy the pleasures of the heated swimming pool.

To the front, an off road parking space large enough for several cars sits in front of a double detached garage with power and light with an additional single garage sitting at the entrance to the shared drive.

1 Retreat Cottages is brimming with character from its period features and striking unspoilt country views. It is also well placed for commuters being just over 3 miles from 3 local mainline stations with excellent rail links to central London.



To top it off this happy family home is immaculate having been extensively renovated so is perfect to move straight in. A must see!

Covered part glazed entrance door, which opens to:

Inner lobby with space for coats, shelf and cupboard for shoes, solid oak wooden floor, radiator and door opening to:

Dining Room: 17'7 x 6'7` Rear aspect double glazed window overlooking the back courtyard, original exposed vertical beams, solid oak wooden floor and radiator. The room is spacious and light, perfect for dining and entertaining in.

Sitting Room: 12'4 x 11'3` Front aspect double glazed window overlooking the driveway, original exposed ceiling beams, solid oak wooden floor and radiator. A large inglenook fireplace with multi-fuel wood burning stove and bressumer beam over adds character and warmth to this relaxing space.

Family Room: 14'2 x 11'6` Front aspect double glazed window overlooking the driveway, rear aspect double glazed bi-fold doors opening on to the decking and garden beyond, solid oak wooden floor and radiators.

Cloakroom: Rear aspect double glazed opaque window, wall mounted hand wash basin with mixer tap over, low level WC, solid oak wooden floor and radiator.

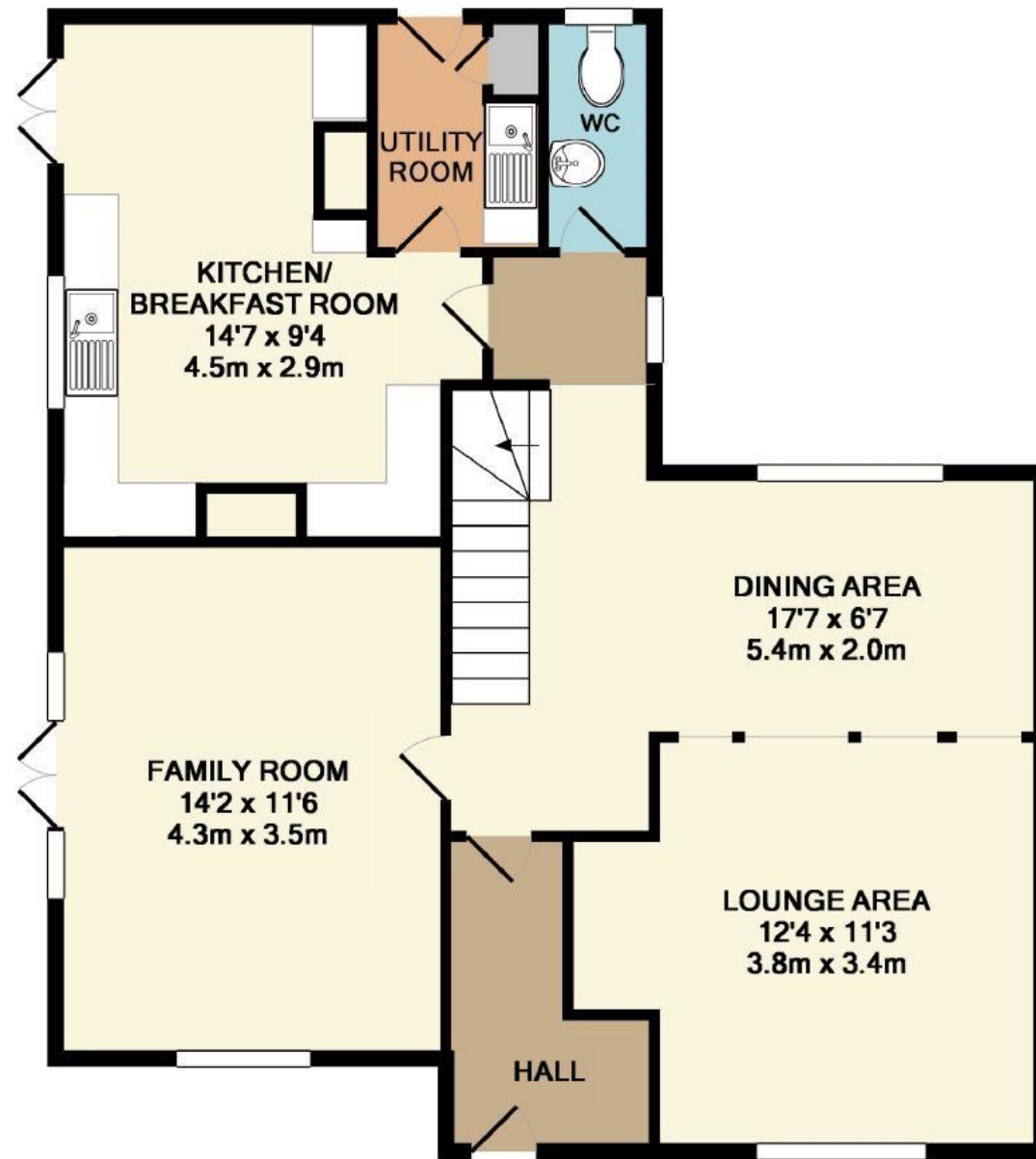
Utility Room: with plumbing and electricity for washing machine, eye and base level units, inset sink with drainer and mixer tap over, tiled floor and stable door to garden.

Kitchen/Breakfast Room: 14'7 x 9'4` Rear aspect double glazed window above one and half bowl sink with drainer and mixer tap over and double glazed French doors providing access to the decking and rear garden, tiled floor, space and plumbing for a dishwasher, space for large range cooker, integrated stainless steel extractor fan, integrated microwave, space for large fridge/freezer and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level wooden units, some glazed.

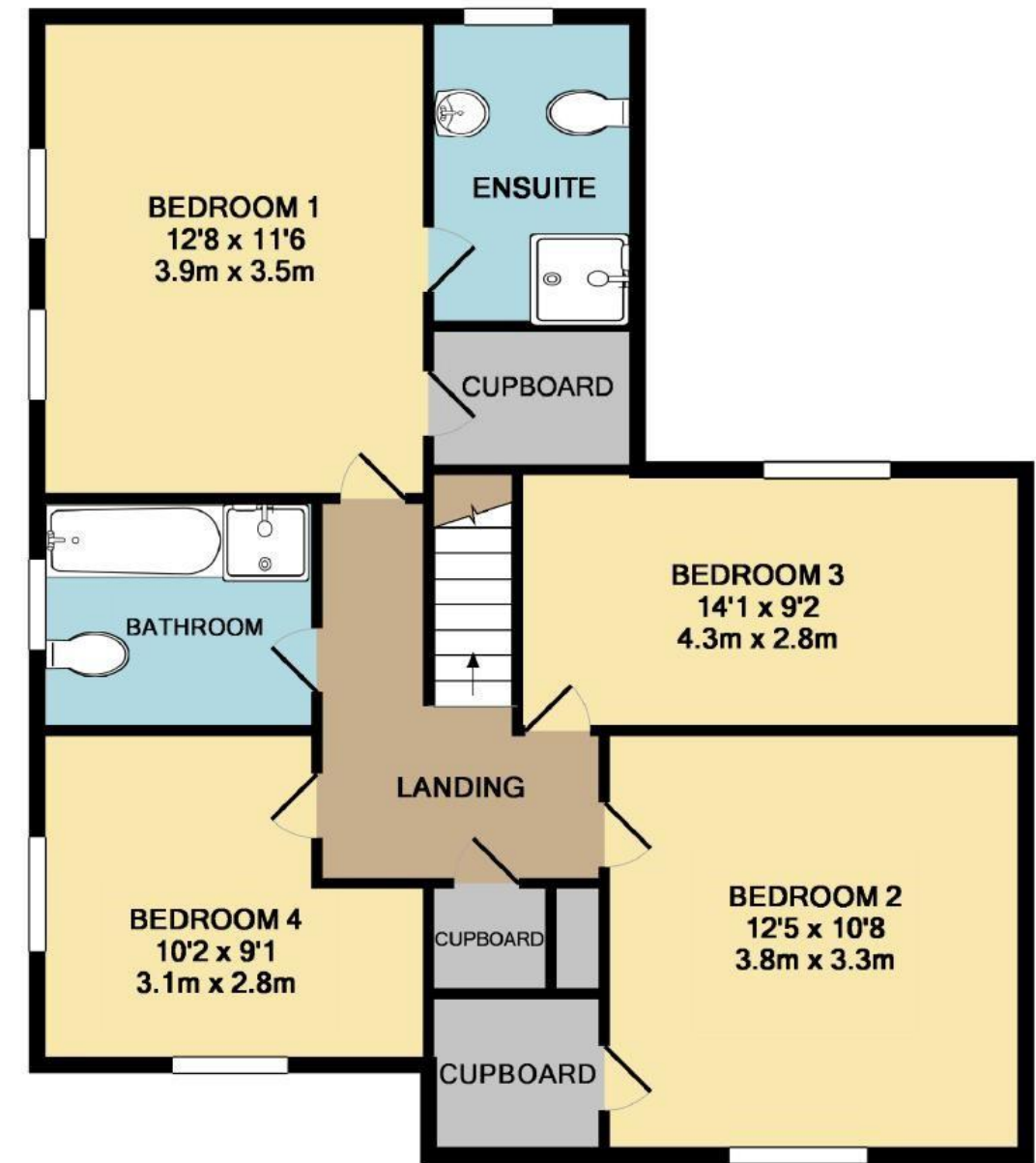
Stairs up to first floor landing with large storage cupboard with shelving for linen, radiator and doors to:

Bedroom 1/Master Bedroom: 12'8 x 11'6` Rear aspect double glazed windows with views of the garden, large walk in wardrobe with hanging rails and shelving and radiator. The master bedroom's spacious en-suite with side aspect opaque double glazed window, large walk in shower cubicle, vanity unit with inset wash basin with mixer tap over, cupboards at the side and below with lighting, part tiled walls, linoleum floor, low level WC, heated towel rail and radiator.





GROUND FLOOR
APPROX. FLOOR
AREA 797 SQ.FT.
(74.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 799 SQ.FT.
(74.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1595 SQ.FT. (148.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2016

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Bedroom 2: 12'5 x 10'8' Front aspect double glazed window overlooking the driveway, exposed brick wall with inset shelf and exposed beam, deep walk in wardrobe with hanging rails and shelving, loft access and radiator.

Bedroom 3: 14'1 x 9'2' Rear aspect double glazed window and radiator.

Bedroom 4: 10'2 x 9'1' Double aspect side and rear aspect double glazed windows overlooking the gardens and driveway and radiator.

Family Bathroom: Rear aspect opaque double glazed window, panel enclosed bath with hand held shower attachment and mixer tap over, walk in shower cubicle, pedestal wash basin with mixer tap over, low level WC and radiator.

Outside: The house is approached via a shared gravel driveway leading to a private area with parking for several cars and a double garage with electricity and lighting. Stone steps lead down to the home's front door with mature shrubs screening the sitting room windows. The beautiful rear garden is accessed through a side wooden gate and is laid mainly to lawn with a large wooden decking area wrapping around the back of the house. It is perfect for alfresco dining in the sun or relaxing in the shade under the two garden awnings. Mature trees, hedging and shrubs border the perimeter of the garden whose lawn slopes graciously downwards to meet it. The perfectly located heated swimming pool with tiling surrounding it and steps down into it complete with diving board and cover provides a fantastic addition to the garden. A large wooden shed to the side provides adequate storage together with the double garage and a further single garage at the shared drive entrance.

General:

Tenure: Freehold

Local authority: Maidstone Borough Council

Council tax: Band E (£1,953.55)

EPC: D (61)



