



**Price**  
**£1,260,000**

**Freehold**

5x  3x  3x 

**East Street, Hunton,  
Maidstone, Kent, ME15**

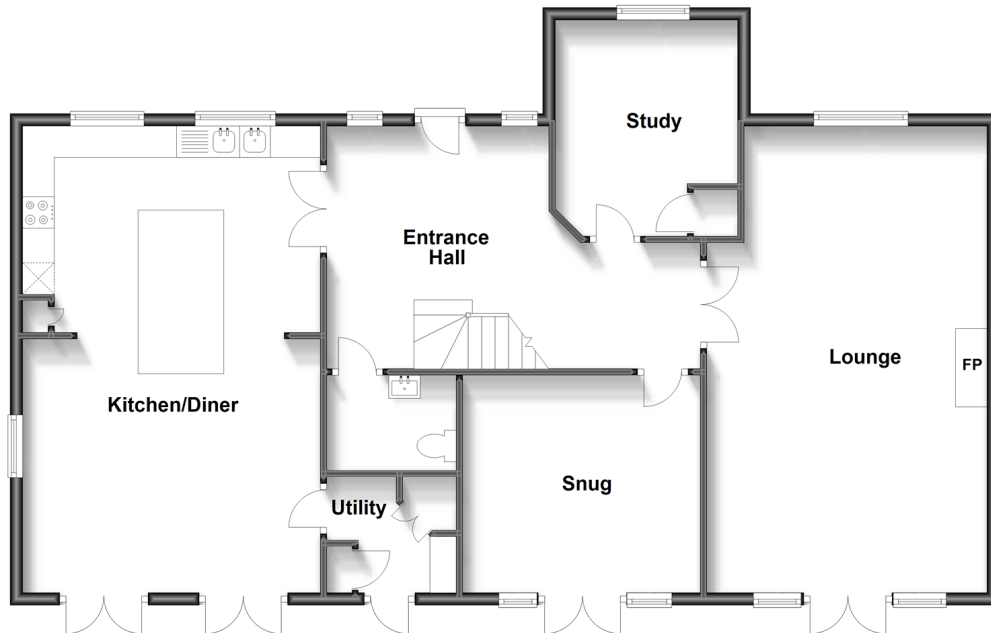
**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

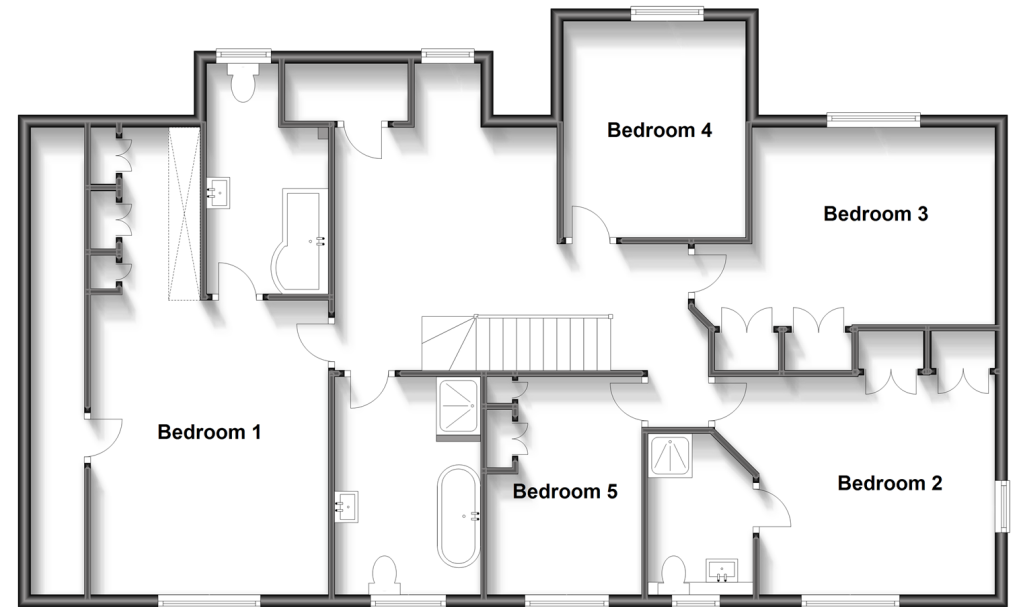
## Ground Floor

Approx. 118.7 sq. metres (1277.5 sq. feet)



## First Floor

Approx. 123.1 sq. metres (1325.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
 Downstairs Cloakroom: 6'1 x 4'1 (1.86m x 1.25m)  
 Study: 11'0 x 9'1 (3.36m x 2.77m)  
 Lounge: 25'1 x 14'1 (7.65m x 4.30m)  
 Snug: 12'0 x 11'1 (3.66m x 3.38m)  
 Kitchen/Diner: 25'1 x 15'1 (7.65m x 4.60m)  
 Utility Room: 6'1 x 6'1 (1.86m x 1.86m)

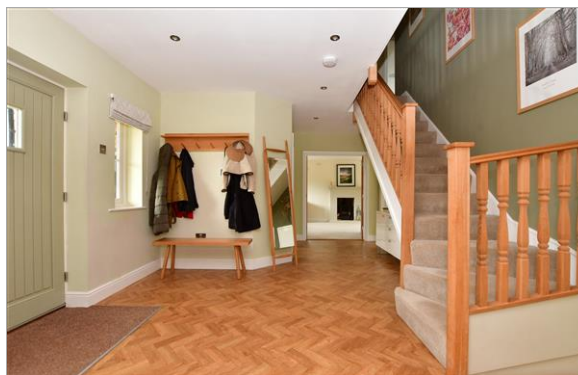
### FIRST FLOOR

Landing  
 Bedroom 1: 23'1 x 12'0 (7.04m x 3.66m)  
 En Suite Bathroom: 12'0 x 6'0 (3.66m x 1.83m)  
 Bedroom 2: 15'1 x 10'0 (4.60m x 3.05m)  
 En Suite Shower Room: 8'0 x 5'0 (2.44m x 1.53m)  
 Bedroom 3: 14'1 x 12'0 (4.30m x 3.66m)  
 Bedroom 4: 11'1 x 9'1 (3.38m x 2.77m)  
 Bedroom 5: 11'1 x 8'0 (3.38m x 2.44m)  
 Bathroom: 11'1 x 7'1 (3.38m x 2.16m)

### OUTSIDE

Garage 1: 22'0 x 12'0 (6.71m x 3.66m)  
 Garage 2: 22'0 x 12'0 (6.71m x 3.66m)  
 Guest Bedroom (over Garage): 20'0 x 13'1 (6.10m x 3.99m)  
 En Suite Shower Room: 9'0 x 4'0 (2.75m x 1.22m)  
 Driveway  
 Front, Side and Rear Gardens





## Main features

- Truly stunning and spacious executive home, only 8 years old with NHBC remaining
- Guest room and en suite shower room over the double garage, ideal when friends come to stay
- Energy efficient home, with solar panels with cost effective running costs
- 'Wow factor' entrance hall and kitchen/diner
- Located in scenic Hunton set within stunning, gated, wrap around grounds of 0.6559 of an acre



### Nearest Schools

Primary Schools: Hunton C of E Primary 0.7 miles, Coxheath Primary 1.2 miles, Yalding, St Peter and St Paul C of E Voluntary Controlled Primary Sch 1.8 miles  
Secondary Schools: Cornwallis Academy 2.0 miles, Oakwood Park Grammar School 3.5 miles



### Transport Information

Train Stations: Yalding 2.5 miles, East Farleigh 3.0 miles, Watlington 3.2 miles, Marden 5.7 miles



### Address

East Street, Hunton, Maidstone, Kent, ME15



### Directions

For directions to this property please contact us.





Call Loose Branch 01622 744067 ■ [wardsofkent.co.uk](https://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



13021679/20231229/AS/VMK