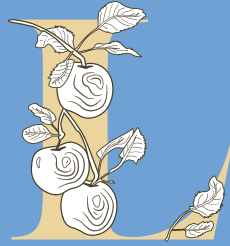




LINTON Orchards

REDWALL LANE • LINTON • KENT • ME17 4BD



LINTON
Orchards



The Threshing Barn at Linton Orchards is a stunning barn conversion that has been finished to an exceptionally high standard throughout. A viewing is highly recommended to truly appreciate this spectacular home. Linton Orchards is located in a beautiful rural setting surrounded by scenic Kentish countryside, yet still being accessible to nearby amenities including Marden & Staplehurst train stations offering regular links into Central London, meaning here you can enjoy a tranquil countryside lifestyle on the weekend and bustling city work life in the week.

The home itself boasts a wealth of original features, with preserved oak beams throughout that have been lovingly reclaimed from the existing building, coupled with a high specification allowing character, charm and modern lifestyle to live in perfect harmony.

The impressive and grand entrance boasts stone flooring, a vast vaulted ceiling showcasing breath-taking architecture, glass gallery landing and bespoke oak staircase, complete with temperature-controlled wine storage underneath, overlooking scenic countryside views via one of two sets of bi-fold doors.

The show-stopping feature of this home is the exceptional kitchen-dining-family area offering over 28ft of living space, with gorgeous quartz worktops, top of the range Caple/NEFF appliances including a wine cooler, coffee machine, oven complete with a built-in spit roast and much more. This incredible space is designed to become the hub of the home, and sure to host many social occasions and create many lasting memories.

When working from home, the spacious study boasts a great space with multiple connection points and is located next to the utility room

door, meaning if you have clients visiting, they can use this entrance keeping your home and work life separate.

For those relaxing evenings, the light and airy living room, whilst also boasting over 28ft of space, still manages to give a cosy feeling thanks to the underfloor heating ideal for all the family to enjoy. Not forgetting in the summer, you can open the tri-fold doors and use the outside space for entertaining or quality family time.

Upstairs the theme of exceptional living space continues, with immensely generous sized bedrooms, all complete with bespoke built-in storage and stunning countryside views. Bedroom one enjoys high vaulted ceilings, a walk-in wardrobe and additional bespoke wardrobes. The spacious high specification en-suite shower room boasts stone floor tiling, chrome fittings, quartz surfaces and stunning bespoke green porcelain tiling to 'wet areas' which is mirrored in the main family bathroom.

All the above will be situated within a beautiful, landscaped plot with a large driveway and garage, set on a small exclusive development of unique one-off executive homes...





About the location

Linton Orchards is so named for its location being surrounded by orchards that grow a variety of fruits. It is nestled along a country road off the A229 in a charming village and civil parish in the Maidstone district of Kent.

Linton village has a small collection of amenities to offer including 'The Bull Inn', a country pub situated opposite the church. The ideal place to go for a drink or Sunday roast in the summer with the stunning countryside views from their rear decked patio area. The local Tesco Express is perfect for convenience, meanwhile fresh food is close to your doorstep via the quaint Loddington Farm Shop with all the locally grown and harvested produce from the surrounding area.

For a larger supermarket, Staplehurst offers Sainsburys, and for a more thorough shopping experience, head to Maidstone just 5 miles away with Tesco superstore. For a touch of retail therapy, Fremlin Walk and the town centre, bursting with high street fashion favourites, are just the ticket.

Maidstone is also a popular spot for nightlife with The Herbalist cocktail bar and Frederic Bistro serving the finest French cuisine.

For those who enjoy the outdoors, the nearby Linton Walk passes

alongside orchards with clouds of blossom in summer and trees creaking under the weight of apples in autumn, gradually revealing breath-taking views of Goudhurst.

For growing families, the nearby attractions are a must in the summer holidays with the historic Leeds Castle being fun and educational, and Buttercups Sanctuary for Goats sure to engage the little ones. Kent Life is an outdoor museum offering hands on activities for the whole family, while the Balfour Winery is a great place to go for something more adult friendly.

Marden station is 4.5 miles south of Linton Orchards with trains to Charing Cross in under an hour and Maidstone East 6 miles north offering links to London Victoria station in just over 60 minutes. Gatwick Airport is just over an hour away for those fun getaways.

For education, Cherubs Pre School Ofsted rated Outstanding 2019 is 1.6 miles away while Boughton Monchelsea Primary School Ofsted rated Good 2022 is 2.4 miles away.

While all of these fantastic attractions are close by, the tranquil surrounding countryside and friendly community is what really makes this place feel like home...

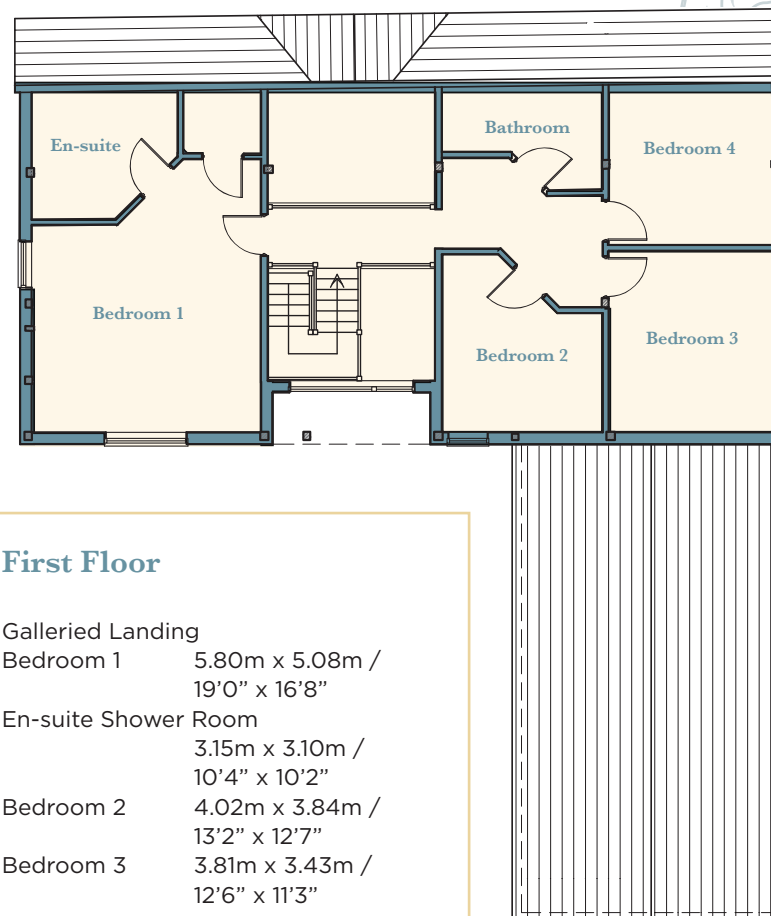
Threshing Barn floorplans

Total – 293sq.m / 3160sq.ft



Ground Floor

Entrance Hall	7.80m x 3.58m / 25'7" x 11'9"
Lounge	8.64m x 5.03m / 28'4" x 16'6"
Kitchen/Dining/Family Area	8.82m x 7.42m / 28'11" x 24'4"
Utility Area	4.80m x 2.92m / 15'9" x 9'7"
Study	3.56m x 2.49m / 11'8" x 8'2"
Downstairs Cloakroom	



First Floor

Galleried Landing	
Bedroom 1	5.80m x 5.08m / 19'0" x 16'8"
En-suite Shower Room	3.15m x 3.10m / 10'4" x 10'2"
Bedroom 2	4.02m x 3.84m / 13'2" x 12'7"
Bedroom 3	3.81m x 3.43m / 12'6" x 11'3"
Eaves	
Bedroom 4	3.79m x 3.46m / 12'5" x 11'4"
Bathroom	3.81m x 2.72m / 12'6" x 8'11"



Specification

GENERAL

- Oak herringbone wood flooring to kitchen/family room, lounge, utility, office, and cloak room
- Carpet to first floor
- Vaillant Air Source heat pump system, supplying hot water and heating
- Underfloor heating to all ground floor areas. Each room is zoned with thermostat
- All first floor has radiators
- Bespoke traditional wooden windows and doors, all with double glazing
- Soft white emulsion paint finish on walls throughout
- Skirting and doorframe woodwork finished in classic grey white
- Wiring for broadband, Wi-fi and Smart TV installed
- Exposed beams throughout the property give character to the design
- Small soffit lights and outside lights on switch and sensors
- Predicted E.P.C. is rated B
- 10-year Build Zone warranty
- Smoke alarms installed for peace of mind
- Smart security cameras installed on corners of barn and front door are able to link to your TV & phone (subject to internet connection)
- Smart heating controls that are linkable to your phone (subject to internet connection)
- 3 x double sockets and 2 x lights in garage
- Car Eco-Smart EV Charger in garage
- Large window and power sockets in office
- Contemporary white wall-mounted toilet with quartz shelf above in cloakroom
- Vanity unit with Quartz splash back and undermounted sink with chrome fittings in cloakroom

SEPARATE SITTING ROOM

- Large windows at each end and tri-folding doors looking out to garden, with remote-controlled built-in blinds between glazing
- 2 x TV and Smart points
- 2 x main centre lights and switch for floor standing lights



MAIN ENTRANCE

- Spot downlighters under floating landing and large bespoke hanging chandelier
- 8-metre-high ceilings with exposed oak beams
- Floor to ceiling glass front entrance with built-in remote controlled blinds between glazing
- Set of bi-fold doors with built-in blinds to rear of entrance allowing views through front to back garden
- Bespoke oak staircase featuring glass handrail panelling, with showstopping glass and oak floating
- Bespoke built-in oak cupboard under stairs and built-in temperature controlled oak wine cellar with glass doors and lighting feature

KITCHEN/FAMILY ROOM & UTILITY ROOM

- Contemporary large shaker style kitchen with built-in pantry
- Quartz worktops & large centre island with end panels to match quartz on worktops. Pull up socket point with USB and internet connection points, cupboards one side and wine cooler with breakfast bar on the other
- Undermounted stainless-steel sink with hot and cold water, instant hot water tap and water softener
- Plinth lighting under island alongside spot downlighters and pendants over island and seating area
- Generous storage offering in cupboards and drawers
- 2 x TV Sockets with points for Smart TV
- Cante/NEFF integrated appliances include: large hob with downdraft extractor fan is removable from the work top.
- Dishwasher, coffee machine, oven/microwave and 2 x ovens with built in spit roast
- Shaker style cupboards and quartz worktops with splash back in utility room to match kitchen finish
- Undermounted sink with space for a washing machine all plumbed out in utility room
- Wall units and tall unit with space for tumble dryer and power point in utility room

BEDROOM 1

- Built-in walk-in wardrobe with internal rail, drawer unit and shelving, oak doors to match doors throughout the home
- Sockets and Smart TV point
- 5-metre-high ceiling with two hanging chandeliers
- Small door to loft storage



ENSUITE TO BEDROOM 1

- Large walk-in shower with fixed waterfall rain showerhead and separate handheld showerhead
- Porcelain tiles to shower and floor
- Twin vanity unit with drawers and undermounted wash basins with chrome fittings
- Stunning green tiled splash back with built-in toothbrush charger
- Bespoke mirror, radiator and chrome towel rail
- Contemporary wall-mounted dual-flush WC with shelf in quartz
- Large Velux window with blind
- Extractor fan and spotlights in ceiling
- Built-in additional storage in wall

BEDROOMS 2, 3 & 4

- Built-in wardrobes to bedrooms 2 & 3 with internal rail, drawers and shelving, oak doors to front
- Sockets and TV point to all bedrooms
- Built-in desk/vanity area and 5-metre-high ceiling with pendant light to bedroom 2
- Window with countryside views and sloping ceiling to one side of bedroom 4
- Small door to loft storage to bedrooms 3 & 4
- Loft space all boarded out for storage and light to bedroom 3

FAMILY BATHROOM

- Bath with shower above, fixed waterfall showerhead and separate handheld shower, chrome fittings and glass shower screen
- Valve is set into wall and controls shower, handset and bath fill up from over flow
- Green bespoke tiling around and above bath to match wall with access panel to pipework
- Vanity unit with drawers, green bespoke tiled splash back with built-in toothbrush charger
- Bespoke mirror, radiator and chrome towel rail
- Contemporary white wall-mounted dual-flush WC with quartz shelf above
- Neutral stone tiled floor
- Large Velux window with blind
- Extractor fan and spotlights in ceiling
- Built-in cupboard in small wall

Site Plan





REDWALL LANE • LINTON • KENT • ME17 4BD

Wards
Land & New Homes

01622 744067

loose@wardsofkent.co.uk

These particulars are provided as a general guide and do not constitute any part of an offer or contract. Whilst every endeavour has been made to provide accurate measurements and a fair description of the properties, this information is not guaranteed. This brochure is intended to provide an indication of the general style of our development. The developer reserves the right to alter or vary the design and specification at any time for any reason without prior notice. External finishes and elevational treatments to the houses, garages and parking shown may vary or change, sanitaryware and kitchen finishes may differ from that in images. Please note dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items. Driving and walking times are from Google Maps. Please check times prior to travel.")