



**Guide Price**  
**£900,000**

**Freehold**

3x  2x  1x 

**Hunt Street, West  
Farleigh, Maidstone,  
Kent, ME15**

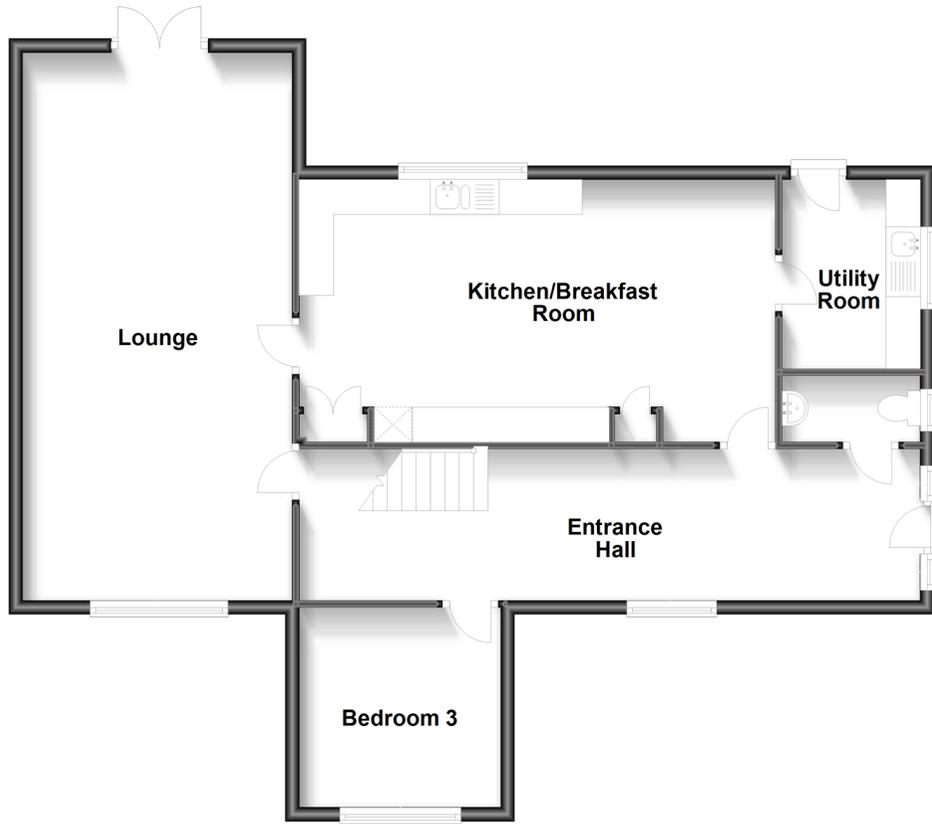
**OVER 60?**

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

*Wards*  
Helping you move forwards

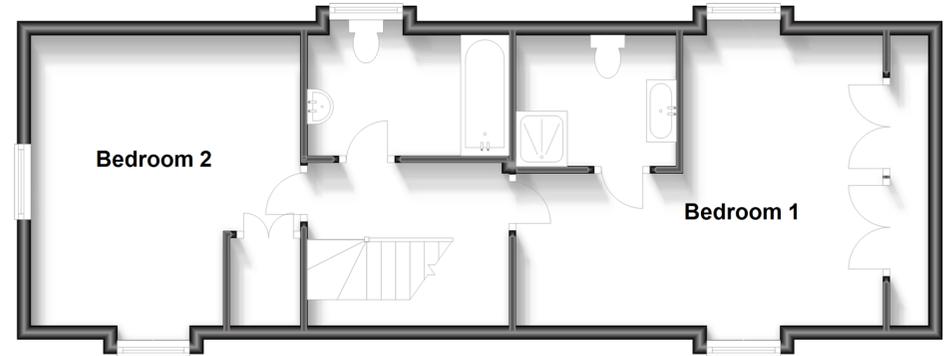
## Ground Floor

Approx. 94.1 sq. metres (1012.6 sq. feet)



## First Floor

Approx. 54.6 sq. metres (588.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Downstairs Cloakroom: 6'4 x 3'1 (1.93m x 0.94m)

Lounge: 25'7 x 12'8 (7.80m x 3.86m)

Kitchen/Breakfast Room: 22'7 x 12'3 (6.89m x 3.74m)

Utility Room: 9'3 x 6'4 (2.82m x 1.93m)

Bedroom 3: 9'6 x 9'4 (2.90m x 2.85m)

### FIRST FLOOR

Landing

Bedroom 1: 17'4 x 13'9 (5.29m x 4.19m)

En Suite Shower Room: 7'6 x 5'10 (2.29m x 1.78m)

Bedroom 2: 14'5 x 12'9 (4.40m x 3.89m)

Bathroom: 9'0 x 6'4 (2.75m x 1.93m)

### OUTSIDE

Off Road Parking

Front, Side and Rear Gardens

Dutch Barn

Wooden Chalet



## Main features

- Semi rural location, with potential for development, subject to planning & consents
- Large and spacious rooms throughout
- Perfect for those looking for country living
- Generous plot of 2.16 acres
- Dutch barn with lapsed planning permission to change usage to a dwelling & additional wooden chalet with lawful development certificate as a single dwelling house

## Nearest Schools

Primary Schools: Wateringbury C of E Primary 0.7 miles, Yalding, St Peter and St Paul C of E Voluntary Controlled Primary Sch 1.2 miles, Hunton C of E Primary 2.0 miles  
Secondary Schools: The Malling School 3.2 miles, Oakwood Park Grammar School 3.2 miles

## Transport Information

Train Stations: Wateringbury 0.9 miles, Yalding 1.4 miles, East Farleigh 2.4 miles

## Address

Hunt Street, West Farleigh, Maidstone, Kent, ME15

## Directions

For directions to this property please contact us.



*Wards*  
Helping you move forwards

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

EPC RATING

CURRENT: D(66) POTENTIAL: C(75)

13021728/20231018/KIR/VMK