



Yalding Hill, Maidstone, ME18 6JB
Guide Price £800,000 - £850,000

****GUIDE PRICE £800,000 TO £850,000**BEAUTIFULLY PRESENTED GRADE II LISTED GEORGIAN HOME SET WITH A GENEROUS PRIVATE PLOT IN THE HEART OF THE DESIRABLE VILLAGE OF YALDING**

This striking detached property offers approximately 2,400 sq. ft. of elegant accommodation, combining impressive period features with modern-day practicality.

The home enjoys an elevated position and superb kerb appeal, with gardens wrapping around the property to create a wonderful sense of privacy. Inside, the accommodation is bright, spacious and thoughtfully arranged.

The ground floor offers excellent versatility, including a superb double reception room providing defined sitting and dining areas, with French doors leading to the orangery-style conservatory. To the front is a welcoming study, ideal for home working. A charming breakfast room with feature fireplace and stove opens into the kitchen, with a small inner lobby giving access to the cloakroom. There is also a spacious cellar.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom features its own en-suite shower room, while the remaining bedrooms are served by a generous family bathroom, complete with a period-style suite in keeping with the character of the home.

Outside, the gardens are a real highlight, surrounding the property and offering a choice of seating and entertaining areas. A large driveway leads to a substantial stable-style building, currently used as a garage with additional space above, providing excellent storage or potential for further use (subject to any necessary consents).

Yalding is a quintessential Kent village, rich in history and character. The property is just a short stroll from the village centre, which offers local shops, pubs and restaurants. The village also benefits from a train station and convenient access to major road links, making it ideal for those needing good transport connections while enjoying a rural village setting.



TO THE GROUND FLOOR

Entrance Hall

Study 9'10 x 9'9 (3.00m x 2.97m)

Dining Room 13'2 x 12'2 (4.01m x 3.71m)

Living Room 13'2 x 12'3 (4.01m x 3.73m)

Conservatory 13'10 x 12'6 (4.22m x 3.81m)

Kitchen 12'1 x 9'4 (3.68m x 2.84m)

Breakfast Area 14'2 x 11'6 (4.32m x 3.51m)

FIRST FLOOR

Main Bedroom 12'2 x 11'10 (3.71m x 3.61m)

Ensuite

Bedroom 2 17'10 x 11'10 (5.44m x 3.61m)

Bedroom 3 13'1 x 12'6 (3.99m x 3.81m)

Bedroom 4 14'7 x 9'7 (4.45m x 2.92m)

Family Bathroom

LOWER GROUND FLOOR

Cellar 17'6 x 12'8 (5.33m x 3.86m)

EXTERNALLY

Garage 15'8 x 17'7 (4.78m x 5.36m)

Beautiful Gardens



Disclaimer
 This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement.
 The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.

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