



Hampstead Lane
Yalding ME18 6HJ
Guide Price £1,250,000

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COUNTRY HOMES

Yalding ME18 6HJ

Stunning detached family home situated in the picturesque village of Yalding, set within approx. 3 acres (TBV).

This lovely home offers a real sense of space with generous size reception rooms, including a stylish living room and large conservatory from which you can enjoy the far-reaching views over the garden and Orchard. The kitchen offers a sociable yet functional space with an extensive range of wall and base units, completed with Quartz work surfaces.

Upstairs, there are four double bedrooms, a bathroom and shower room. An additional shower room can also be found downstairs.

As you can see from the floor plan, there is a fantastic self contained Annex which comprises a lounge/games room, an office, bedroom, gym and contemporary shower room. Sliding doors from both the Lounge and Gym allow access onto the patio area and offer beautiful views over the gardens. Boasting just over 1100 sq ft of living space, this would make an ideal option for families with older teenagers or those looking for properties to support multi-generational living.

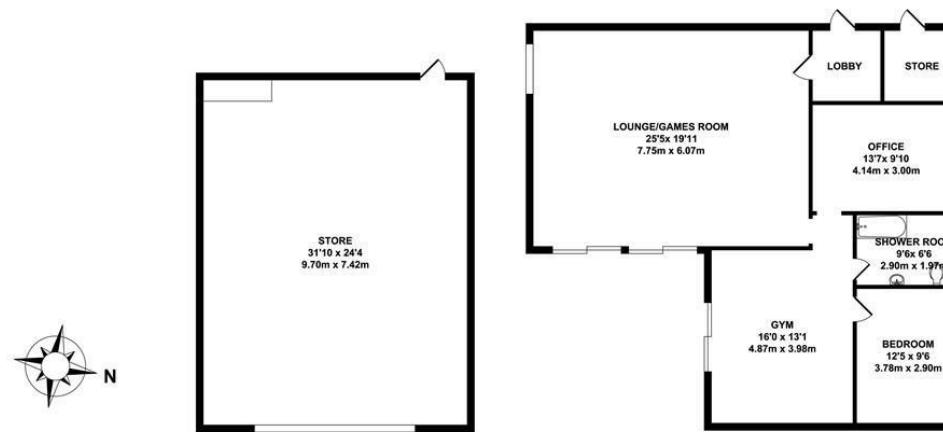
Situated in a semi-rural position, this house offers a peaceful retreat from the hustle and bustle of city life. The detached nature of the property, with gated entrance and large sweeping driveway provides a sense of exclusivity and independence.

Yalding is a picturesque Kent village at the heart of the village is a beautiful 11th-century church. Other amenities include primary school, two traditional pubs, a teashop, a shop, an award winning post office selling local produce, a library and a doctor's surgery. Yalding lies just North of the larger town of Paddock Wood, which offers a variety of shops, Waitrose supermarket and a mainline station with trains into central London.

Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange your viewing.

- Substantial Plot
- 4 Bed Detached Family Home
- Bathroom plus shower room
- Large living room
- Kitchen & Conservatory
- Separate Annex with gym
- Approx 3 acres (TBV)
- Excellent Parking amenities
- Large outbuilding
- Early viewing highly encouraged



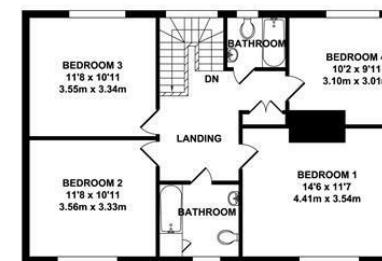


OUTBUILDING
APPROX. FLOOR AREA
775 SQ.FT.
(71.97 SQ.M.)

ANNEX
APPROX. FLOOR AREA
1157 SQ.FT.
(107.47 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
1253 SQ.FT.
(116.40 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
752 SQ.FT.
(69.89 SQ.M.)

TOTAL APPROX. FLOOR AREA 3937 SQ.FT. (365.73 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	92	92
(81-91)	B	89	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

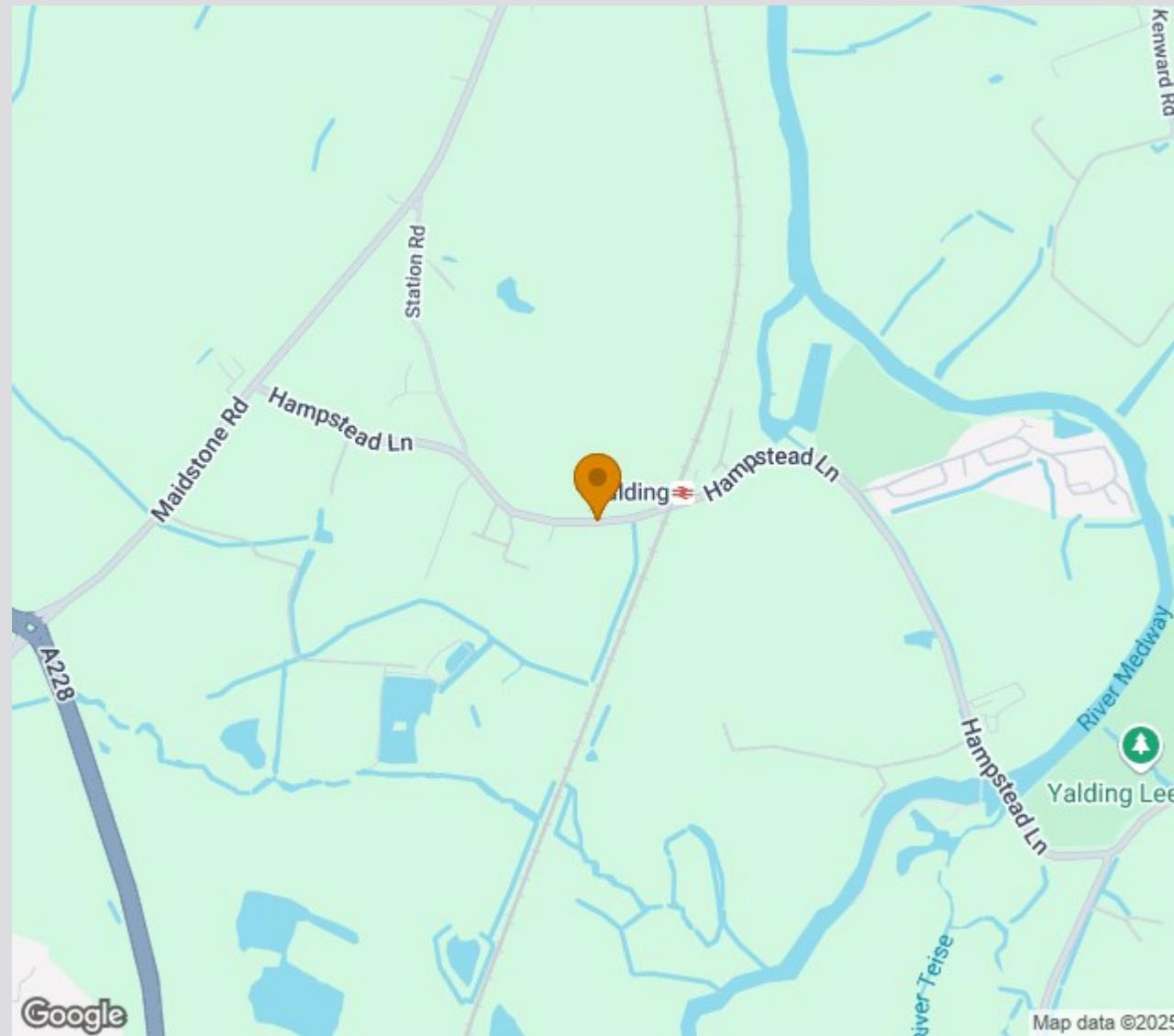




Location Map

Tenure: Freehold

Council tax band: G



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