



philip
INDEPENDENT
ESTATE
AGENT
Jarvis



Martins Farmhouse, George Street, Hunton, Maidstone, Kent. ME15 0RE.

£800,000 Freehold

Property Summary

"I love the potential on offer with this glorious farmhouse and its position in such a wonderful village." - Matthew Gilbert, Senior Branch Manager

Martins Farmhouse is a charming and characterful home set on the outskirts of the village of Hunton. Boasting character features throughout, this property offers enormous potential and truly must be seen to be appreciated.

The farmhouse is arranged over four floors, including a useful cellar/utility room. The ground floor comprises a entrance hall, traditional kitchen, separate dining room, study and lounge.

On the first floor, you'll find a spacious master bedroom with ensuite and dressing room, a second double bedroom, a walk-in wardrobe, and a family bathroom. The second floor offers two further generously sized double bedrooms.

Outside, the grounds are quite secluded and measure approximately one third of an acre. There is a detached garage, as well as a further detached outbuilding which, subject to the relevant consents has the potential to be converted into a separate dwelling or annexe.

Hunton itself is a delightful village, ideally located for access to the nearby larger villages of Coxheath and Yalding, both offering a range of amenities. Several surrounding villages also provide mainline railway stations with direct routes to London, making this an excellent rural retreat with commuter convenience.



Features

- Grade II Listed Farmhouse
- Character Features Throughout
- Outbuildings
- Huge Potential
- EPC Rating: N/A
- Four Bedrooms
- One Third Of An Acre Plot
- Beautiful Rural Locations
- Council Tax Band G

Ground Floor

Front Door To

Porch

Window to both sides with secondary glazed units. Radiator. Built in shelving. Exposed beams. Door to

Inner Hall

Exposed brickwork wall. Exposed beams. Door to

Lounge

Window to front and side with secondary glazed units. Large brick inglenook. Open fireplace. Exposed beams. TV point. Wall lights. Radiator. Steps down to

Study

Two sets of windows to rear and window to side all with secondary glazing. Radiator. Exposed beams, Shelving.

Kitchen

Door to rear garden. Stairs to first floor landing with cupboard underneath. Two windows to rear and window to side all with secondary glazed units. Exposed beams. Range of base and wall units. Sink and drainer. Space for cooker. Undercounter fridge/freezer and space for separate undercounter fridge. Integrated dishwasher. Localised tiling.

Dining Room

14' 7" x 13' 2" (4.45m x 4.01m) Double glazed window to front and side with secondary glazed units. Exposed beams. Radiator.

Cellar/Utility Room

Windows to front and side with secondary glazed units. Floor standing oil boiler. Wall and base units. Space for all white goods. Exposed beams.

First Floor

Landing

Window to rear with secondary glazed units. Exposed beams. Exposed brick work wall. Shelving. Stairs to second floor.

Bathroom

Window to rear with secondary glazed unit. Exposed beams. Suite comprising of low level WC, wash hand basin and cupboards. Panelled bath with shower attachment and glass screen. Radiator.

Bedroom One

Window to front and side with secondary glazing units to both. Exposed beams. Radiator. Storage cupboards.

Dressing Area

Window to rear with secondary glazing. Radiator. Sink with localised tiling.

Ensuite

Window to rear with secondary glazed units. Low level WC and shower cubicle. Localised tiling.

Walk in Wardrobe

Window to front with secondary glazed units. Exposed beams. Two sets of wardrobes and storage cupboards.

Bedroom Two

Window to front and side both with secondary glazing. Exposed beams. Brick feature fireplace.

Second Floor

Landing

Window to rear. With secondary glazed units. Window seat. Exposed beams. Exposed brickwork wall.

Bedroom Three

Window to front with secondary glazed units. Radiator. Storage cupboard. Exposed beams.

Bedroom Four

Window to front with secondary glazed units. Radiator. Storage cupboard. Exposed beams.

Exterior

Front

Footpath and one step to main front door. Hedging to front border. Two areas mainly laid to lawn. Pedestrian access to both sides.

Main Entrance

Five bar gate leading to an extensive shingled parking area.

Garage

Barn style door. Storage area for oil tank.

Outbuilding

Made up of three sections. There is a single garage, a large studio and parge side store room.

Grounds

Generous gardens and plot of approximately one third of an acre. Mature shrubs, plants and trees to borders. Mainly laid to lawn with footpath leading from the house to the outbuildings.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

Viewing Strictly By Appointment With

naea
propertymark

arla
propertymark

THE
GUILD
PROPERTY
PROFESSIONALS

