

**Auction**

4 bed detached house to buy in

Hampstead Lane, Yalding, Maidstone,
Kent, ME18 6HJ

£1,200,000

 Starting Bid

 x 4  x 3  x 2

Tenure

Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ FOUR/FIVE BEDROOM DETACHED, APPROX THREE ACRES
- ✓ SELF-CONTAINED ANNEXE WITH GYM & OFFICE
- ✓ BESPOKE KITCHEN WITH QUARTZ WORKTOPS
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

Arrange a viewing

Thomas Jack Smith
Branch Manager
South East Auction

01634 565510
southeast@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Four/five bedroom detached home set in approx. three acres in Yalding, with a 1,100 sq ft self-contained annexe, gated entrance and established orchard grounds.

The Orchard is a four/five-bedroom detached residence of genuine scale and character, set within approximately three acres of established grounds on the edge of Yalding — one of the most sought-after villages in this part of Kent.

Accessed via a gated entrance and a sweeping private driveway, the approach sets the tone immediately. Extensive parking sits to the front, and the mature planting and grounds that open out beyond give a clear sense of what this property is: a private country home of real substance, where the feeling of space and seclusion is something you appreciate from the moment you arrive.

Inside, the accommodation has been arranged for both relaxed family living and more formal entertaining. The living room is a refined, welcoming space, whilst the conservatory — an impressively proportioned room in its own right — draws the eye across the private grounds and Orchard, creating a seamless connection between the interior and the landscape that transforms the home through the warmer months. At the heart of the property, the kitchen has been fitted to an exceptional standard: bespoke cabinetry throughout, luxurious quartz worktops and generous preparation space make this a room designed for family life on a grand scale — equally at home for a quiet weekday breakfast or a dinner party with a dozen guests. A ground-floor shower room adds practical convenience that a household of this size genuinely benefits from.

On the first floor, four generous double bedrooms are all beautifully presented and well served by natural light throughout the day. A family bathroom and a separate shower room serve the upper floor comfortably, with the layout ensuring that busy mornings run efficiently for the whole household.

The self-contained annexe, extending to over 1,100 square feet, is arguably the property's defining feature. Comprising a spacious lounge and games room, a dedicated office, a double bedroom, a contemporary shower room, and a fully equipped gym — with sliding doors opening onto a private patio overlooking the grounds — this space adapts entirely to whatever the household needs. A family member who values independence, guests who deserve genuine privacy, or a home-working environment of a standard that purpose-built offices rarely match: the annexe responds to all of these, and does so without impinging on the main house in the slightest.

Outside, the grounds reward time spent exploring them. Expansive lawns, mature trees, an established orchard and carefully landscaped areas give the garden a settled, natural character that takes years to achieve — a backdrop that cannot be replicated overnight and that makes itself felt in the everyday quality of life the property offers. A substantial outbuilding adds further versatility, whether as generous storage, workshop space, or as the basis for a variety of future uses subject to any necessary consents.

Yalding is a village of genuine appeal: traditional pubs, a village shop, an award-winning post office and a well-regarded primary school all sit within easy reach, along with the kind of community atmosphere that draws families here and keeps them. Nearby Paddock Wood offers a comprehensive range of amenities and, crucially, a mainline railway station with direct services into London — making The Orchard an outstanding choice for commuting families seeking a countryside lifestyle without sacrificing connectivity.

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £1,200,000

Property Type: Detached House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas



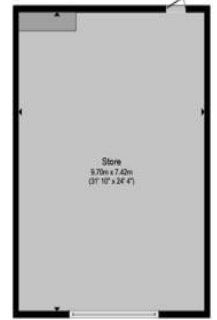
Ground Floor



First Floor



Annex



Out Building

Total floor area 362.3 m² (3,900 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Hampstead Lane, Yalding, Maidstone, Kent, ME18 6HJ

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way , Silverlink Business Park, Wallsend, NE28 9NY, Tel: 01634 565510, southeast@pattinson.co.uk, www.pattinson.co.uk

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