



45 Beresford Road
Aylesford | Kent | ME20 7EP

FINE & COUNTRY

Seller Insight

“

The location and the garden really attracted us to 45 Beresford Road” say the current owners of this substantial five bedroom home with easy access to Maidstone and Medway. “We liked the fact that Kits Coty feels like you are in the middle of nowhere, surrounded by countryside, yet it is very convenient for both the M2 and M20 motorways. I also got the train into London from Chatham, which only took 45 minutes. We felt that the location gave us the best of both worlds.”

“When we purchased the property it was approximately a third of its current size and was old fashioned and a little run down,” say the owners. “We have since completely refurbished and extended the property, with high quality fixtures and fittings throughout. We first added a new large living room and master bedroom above. We fully refurbished the old property including new wiring, plumbing and re-plastering, as well as changed the configuration. These works were completed in 2007.”

“We then removed the roof and extended upwards” the owners continue, “creating a 2nd floor suite with a terrace overlooking the garden. We then added solar panels and have been generating our own sustainable energy. Next was to convert the integral garage into a family room and create a new detached double garage.”

“We also managed to acquire an adjoining plot of land” say the owners “and integrated it into the garden and extended the driveway. We also created an external decking area, with external kitchen and barbecue area, as well as a summerhouse, which is insulated and acts as another entertainment and relaxation space.”

“The gardens are extensive and one of the best features of the house” the owners continue. “We have used the barbecue area a lot during the summers and it is a really fantastic space for entertaining. We have held many parties using the garden and outbuildings. There is a mix of open spaces and landscaped beds. We also installed an exercise pool and hot tub a year ago and have had a huge amount of fun there with the family.”

“We will miss living there an awful lot. It is a great family home in a great location and with lovely neighbours. We have lived at the property for 10 years and it has really suited our family lifestyle, bringing up two children during this time.”

“The kitchen is our favourite space and is where we spent most of our time, especially having extended it the way we have to create a kitchen/dining/living area complete with a opening roof light window which really makes the space bright and airy. It is a really versatile space that’s very informal and easy to use.”

“We held a firework party a few years back, where we invited the whole estate, which was really successful. We managed to entertain everyone outside without having to ruin the inside of the house!”

“There is a great restaurant, Kits Coty, at the end of the road, which we have used frequently. There is also the Lower Bell pub at the bottom of the hill. The local primary school in Eccles is a wonderful school, where my wife works and I was chair of governors. It is a really friendly and happy school.”

**These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.*





Step inside

45 Beresford Road

This well appointed detached family home is located on the prestigious Kits Coty estate on the peripheries of the picturesque village of Aylesford. Originally built in the 1930's, the current owners have thoughtfully extended the property, creating an ideal and versatile space in which to enjoy with the family.

There are many notable features throughout the property which include CAT-6 cabling throughout, ceiling speakers and app controlled smart light switches and solar panels to the rear of the property help with efficiency. The property itself is currently configured as a five bedroom home with two of the bedrooms being served by walk in wardrobes and two beautiful en-suite bathrooms. A family bathroom carries on the contemporary theme and further serves the three remaining bedrooms. The ground floor affords ample space in which to entertain. A well equipped kitchen and combined family room work as the hub, whilst a separate utility, formal dining room, lounge and snug / playroom offer the much needed space. The outdoor areas of the home benefit from the same level of thought and care and provide an ideal environment for the kids to kick a ball around or for family functions.

The property is conveniently positioned for the amenities of Maidstone and Medway and enjoys almost immediate access to either the M2 or M20 motorways. Rail services can be accessed in Maidstone or Medway with journey times to the capital taking from just 34 minutes (Rochester To St Pancras).

ENTRANCE Wood panelled entrance door opening into

ENTRANCE HALL Sash window to front. Stairs to first floor. Radiator: Solid oak flooring.

CLOAKROOM Low level close coupled W.C. Wall mounted corner wash hand basin, stainless steel mixer tap over. Local tiling. Tiled floor.

KITCHEN INC. FAMILY ROOM Double glazed windows to rear and side. Double glazed bi-folding doors to front. Electronically operated skylight. Stainless steel twin sinks with mixer tap inset into granite work surface. A range of solid walnut wall, draw and base units, incorporating a built in

microwave and additional space for dishwasher and American style fridge freezer. Rangemaster fan assisted, electric double oven and hob with extractor over. T.V. point. Ceiling speakers. Underfloor heating and Ceramic tiled floors throughout.

DINING ROOM Sash bay windows to front. Solid Oak glass panelled doors. Radiator: Oak flooring.

STUDY/OFFICE Sash window to rear. Radiator: Oak floors.

LOUNGE Double glazed windows to front and side. Double glazed bi-folding doors onto garden patio area. Contemporary pen fire place, stainless steel mantelpiece over with sandstone heath. Solid oak glass panelled doors. Underfloor heating. Solid oak flooring.

SNUG/PLAYROOM Bi-folding double glazed doors to front and rear. Access hatch to loft. Underfloor heating. Oak flooring.

UTILITY ROOM Glazed stable-door to garden. Stainless steel sink with mixer taps over; inset into a rolled top work surface. A range of wall, draw and cupboard base units incorporating additional space for freestanding washing machine. Cupboard housing boiler. Vinyl flooring.

STAIRCASE TO FIRST FLOOR Wooden balustrade. Fitted carpets.

LANDING Sash window to front. Cupboard housing mega-flow water tank. Radiator: Fitted carpets.

BEDROOM Sash window to front. Radiator: Fitted carpet.

BEDROOM Double glazed windows to front and rear. Walk in wardrobe. Vaulted ceiling. Eves storage. Additional fitted wardrobe. Radiator: Fitted carpet.

EN-SUITE Double glazed Velux window to rear. Stone tiled shower enclosure with rain forest shower and separate hand held attachment. Wall hung rectangular wash hand basin, stainless steel mixer taps over and storage under. Local tiling. Recessed mirror. Low level W.C. with concealed cistern. Ceramic tiled floor.







BEDROOM Sash window to rear. Built in wardrobe. Radiator. Fitted carpet.

FAMILY BATHROOM Sash window to rear. Stone tiled shower enclosure with rain forest shower and separate hand held attachment. Wall hung rectangular wash hand basin, stainless steel mixer taps over and storage under. Local tiling. Drop in bath tub, stainless steel waterfall mixer tap and shower attachment. Low level close coupled W.C. Radiator. Ceramic tiled floor:

BEDROOM Double glazed Velux windows to rear and side. Eves storage. Radiator. Fitted carpet.

STAIRCASE TO SECOND FLOOR Double glazed window to side. Wooden balustrade. Fitted carpet.

MASTER BEDROOM Double glazed double doors opening onto decked balcony area with garden views. Double glazed windows to front. To the side double glazed windows and Velux. Walk in wardrobe. Access hatch to loft and eves storage. Radiator. Fitted carpet.

EN-SUITE Double glazed Velux window to side. Tiled shower enclosure with rain forest shower and separate hand held attachment. Wall hung rectangular twin wash hand basins, stainless steel mixer taps over with storage under. Local tiling. Low level W.C. with concealed cistern. Radiator/towel rail. Ceramic tiled floor

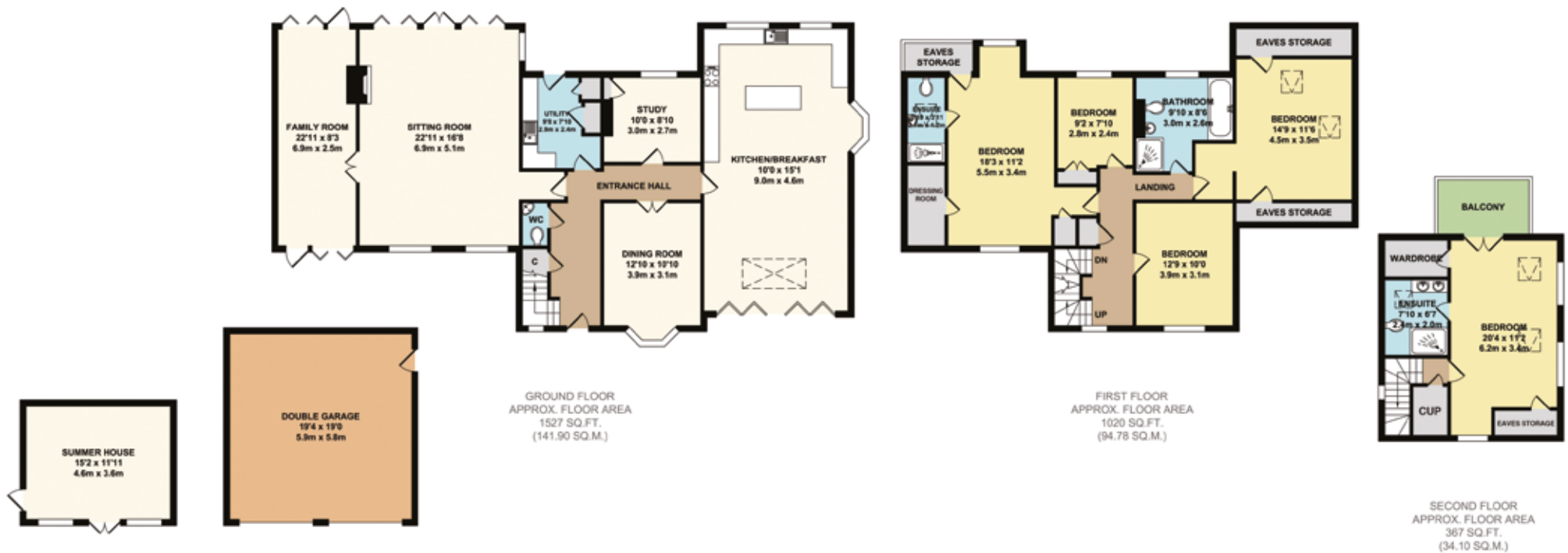
DRIVEWAY AND PARKING Secure parking with electronically operated gate. Opening onto large block paved driveway/parking area,

DOUBLE GARAGE Electronically operated up and over doors. Side access door to/from garden. Power and light.

FRONT GARDEN The home is approached on foot via a gated block paved pathway that leads to the main front door. The front deep beds containing a range of shrubs and specimen trees. Against the house further beds contain well arranged rose bushes, framing the bay windows beautifully.

REAR GARDEN Block paved patio to rear of home. Extensive lawn areas ideal for playing children. External lighting. Ornamental pond. Range of flower beds containing mixed shrubs and scattered specimen trees throughout. Large decking area incorporating a timber summer house with its own log burner and an outdoor BBQ/kitchen area. Mower shed/workshop with power and light. In addition there is a sizeable semi-derelict outbuilding providing an ideal project.





SUMMER HOUSE
APPROX. FLOOR AREA
178 SQ.FT.
(16.56 SQ.M.)

GARAGE
APPROX. FLOOR AREA
368 SQ.FT.
(34.22 SQ.M.)

TOTAL APPROX. FLOOR AREA 3461 SQ.FT. (321.56 SQ.M.)

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