



Beaumont

43 Heathfield Road | Penenden Heath | Maidstone | Kent | ME14 2AD

FINE & COUNTRY

Seller Insight

“*Situated on a quiet and sought after road not far from Maidstone town centre is Beaumont, an immaculately presented family home that within the past three years has been both greatly extended and beautifully renovated throughout. “My primary reason for purchasing the property was the location,” says Euan. Before moving here we were living in the country, but we decided that we’d like to make the move to town purely for the convenience of day-to-day life. Here we have easy access to the fantastic array of shops and amenities of Maidstone; the motorway links are excellent and at the same time the property offers a great amount of space both inside and out and we’re in a very peaceful and desirable part of town. In short it ticked all the boxes so we jumped at the chance to buy it.”*

“When we moved here the house was a rather modest 1950s bay-fronted property, but in the past few years we’ve made some quite dramatic improvements, all the while being careful not to strip it of its character and charm. We’ve greatly enlarged it and made the house as a whole much more conducive to modern family life, but the layout is still quite traditional with space to come together without feeling on top of one another, but equally rooms where one is able to retreat to for a bit of peace and quiet. All in all I’d say it’s a well proportioned, comfortable home that’s ideal for a large family.”

“The generous amount of outside space was another really attractive feature of the property, and although we’ve enlarged the house quite considerably we still have a very large garden,” says Euan. “To the front we have a good size in-and-out driveway and to the rear there’s a very large and well established south-facing traditional English garden, which provides us with a glorious outlook. It’s both family friendly and a great place to entertain.”

“My wife and I work very hard and so when we’re home we tend to spend a great deal of our down time in the cinema room,” says Euan. “It has a very cosy feel, and so we like to retreat in there of an evening, sit back and relax while watching some TV or a movie. It’s a real luxury.”

“Here we really do enjoy the best of both worlds,” says Euan. “It’s a very quiet spot, but close to everything we could possibly want or need, and to top it all we enjoy really lovely views across the North Downs, so it feels a million miles from the hustle and bustle.”

“The kitchen is another really stunning space,” says Euan. “It has bi-fold doors and a level threshold, so we can push back the doors when the weather is warm and extend the space right out onto the patio where we have a covered bar area, so it’s brilliant for entertaining.”

“I love everything about this house,” says Euan, “but now the children have left home it’s too big for just us and the cat. I’ll miss the space, the convenience, the views, the tranquility... In my mind it’s perfect and I know I’ll never find another place quite like it.”

* 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

Beaumont

This attractive, executive residence is located on a quiet, leafy road in a prestigious suburb location. Beaumont has undergone an extensive refurbishment programme over recent years and has been extended to provide a spacious and versatile family home of the highest quality. The property has five bedrooms, two with en-suite whilst the master bedroom also has a large dressing room which could be used as a nursery. The open plan kitchen/breakfast and dining room is of particular note with a fabulous skylight over the central island and bi-folding doors to the garden. Also on the ground floor is the main sitting room, a study and further reception room with adjoining cinema room.

Beaumont is accessed via an in and out gravel driveway which also leads to a single garage and carport. The front and rear gardens have been beautifully landscaped and the enclosed rear garden is perfect for entertaining guests with a large sun terrace and timber built entertainment/seating area.

The property is located in a highly desirable area with superb commuter links via the M20 motorway network which is only a few minutes drive, Maidstone East train station just over a mile away and the high speed line from Maidstone West to St Pancras just a short distance away. Maidstone town centre offers a wide range of amenities including, shops, restaurants, cafes, bars and leisure centre. There are some excellent primary, secondary and grammar schools found in the immediate area.

MAIN ENTRANCE Steps to canopied wooden front door with metal studs.

ENTRANCE HALLWAY Two fitted cupboards, under stairs cupboard, radiators, door to garage, oak laminate flooring.

HOME OFFICE UPVC double glazed leaded light window to front, fitted shelving and work station, fitted carpet.

CLOAKROOM Low level close coupled WC, wall mounted wash hand basin with cupboards under, wall mounted heated towel rail, half wood paneled walls, tiled flooring.

RECEPTION ROOM/GYMNASIUM UPVC double glazed French doors and window to garden, wall mounted vertical radiator, oak laminate flooring.

HOME CINEMA ROOM Flat screen TV, home entertainment system and surround sound speaker (all negotiable in price), fitted shelving, fitted cupboard housing boiler, wall mounted vertical radiator, LED lighting, fitted carpet.

SITTING ROOM UPVC double glazed leaded light window to front, oak framed double doors with glass panels to side, radiator, oak laminate flooring.

UTILITY ROOM UPVC double glazed leaded light window to front, fitted wall and base units, inset stainless steel sink with tap over, fitted shelving, space for washing machine and tumble dryer, tiling to walls, stone tiled floor with underfloor heating.

KITCHEN/BREAKFAST ROOM Double glazed Bi-fold doors and windows to garden, range of fitted wall and base units with granite work surfaces, four ring induction hob with stainless steel extractor over, integrated microwave, oven, warming drawer, flat screen television and wine cooler. Central island with granite work surface with feature LED lighting and integrated dishwasher under, stainless steel sink with tap over, walk in larder, oak wood breakfast bar, stone tiled floor with underfloor heating, surround sound music system, opening to:

DINING ROOM UPVC double glazed French doors to and windows to garden, half wood panelled walls, stone tiled floor with underfloor heating.

STAIRS TO FIRST FLOOR Wooden balustrade and carpet runner.







FIRST FLOOR LANDING UPVC double glazed window to rear, cupboard housing water cylinder with shelving, radiator, fitted carpet.

BEDROOM UPVC double glazed leaded light window to front and window to rear, fitted wardrobes and drawers, radiators, fitted carpets.

BEDROOM UPVC double glazed leaded light window to front, radiator fitted carpet.

BEDROOM UPVC double glazed double doors and window to garden with Juliet balcony, radiator, fitted carpet.

EN-SUITE SHOWER ROOM Fully tiled shower unit with wall mounted shower and glass screen door, low level close coupled WC, vanity unit with inset circular wash hand basin, fitted shelving, wall mounted heated towel rail, stone tiled flooring.

BEDROOM UPVC double glazed leaded light bay window to front, fitted sliding mirror robes, wood effect flooring.

FAMILY BATHROOM UPVC double glazed leaded light window to front, free standing oval shape bath with swan neck tap over and shower attachment, corner shower unit with wall mounted shower and sliding screen doors, low level close coupled WC, wall mounted double wash hand basin with drawers under, wall mounted heated towel rail, stone tiled walls and floor, loft hatch.

MASTER BEDROOM UPVC double glazed leaded light window to front, radiator, wood effect flooring.

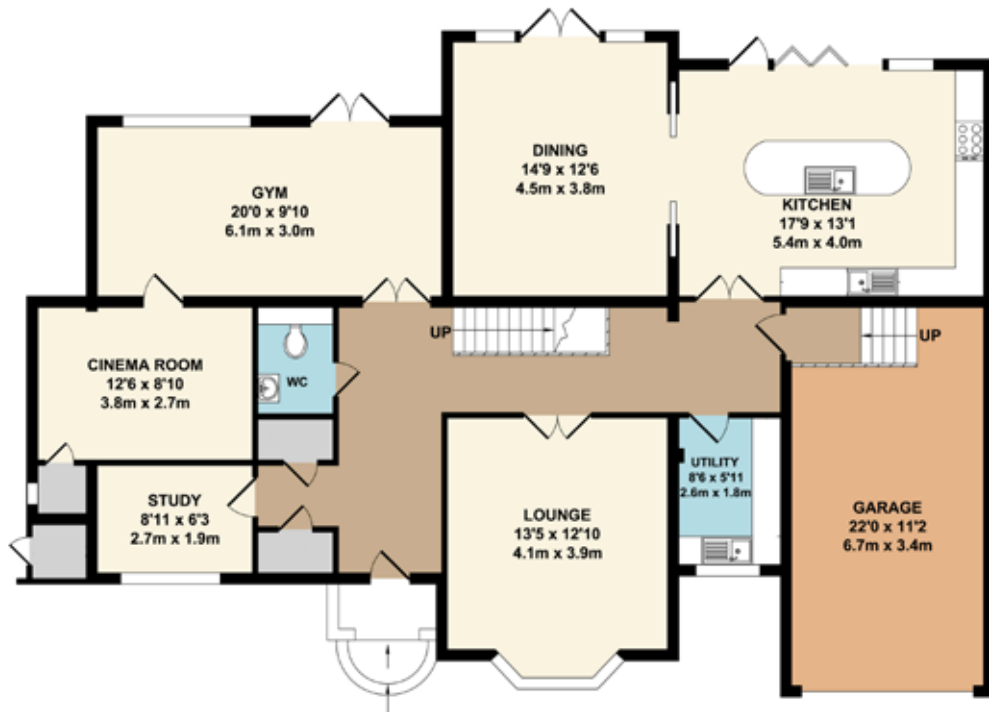
WALK IN DRESSING ROOM/NURSERY ROOM UPVC double glazed window to rear and side, wood effect flooring

EN-SUITE SHOWER ROOM UPVC double glazed window to rear, corner shower unit with marble effect panelling, wall mounted shower and sliding screen doors, low level close coupled WC, his & hers wash hand basins with drawers under, half wood panelled walls, wall mounted heated towel rail, fitted shelving and cupboard, wood effect flooring.

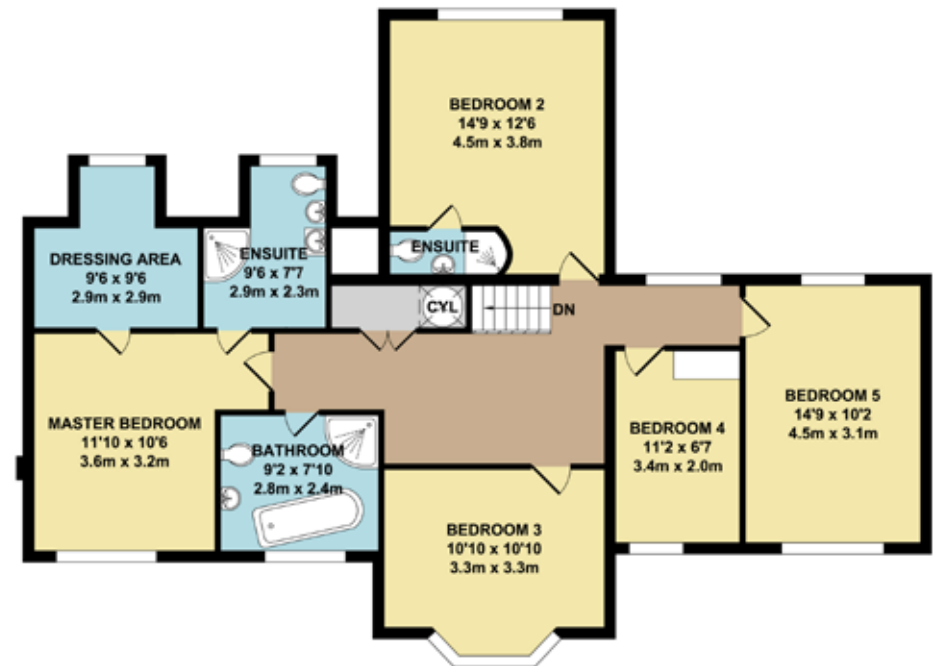
EXTERIOR The property has a landscaped garden to front and is accessed via a sweeping in and out gravel driveway which leads to a single garage with electric up and over door, power and light and storage above, to the side of the garage is a timber framed carport and gate to the rear garden. Wrought iron gate providing access to other side of property and garden store.

The south facing rear garden is beautifully landscaped and enclosed which is mainly laid to lawn with a variety of mature plants, trees and shrubs. A large Indian sand stone sun terrace is located at the back of the property with a timber framed gazebo area with bamboo roof, seating, bar and table can be found to the side and is perfect for entertaining family and friends. There is side access and steps to a small storage area and gate which leads to the carport and the side garage door.





GROUND FLOOR
APPROX. FLOOR AREA
1648 SQ.FT.
(153.12 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
1145 SQ.FT.
(106.37 SQ.M.)

TOTAL APPROX. FLOOR AREA 2793 SQ.FT. (259.49 SQ.M.)
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