







## 11 RUSSETT CLOSE, AYLESFORD, ME20 7PL

£775,000

- **Exclusive Location:** Situated at the end of a private driveway shared with just a few other detached homes in the prestigious Holtwood development.
- **Elegant Design:** A striking double-gabled detached residence that combines timeless elegance with contemporary comfort.
  - **Immaculate Condition:** Presented in pristine showhome condition, ensuring a move-in-ready experience for the next owners.
  - **Versatile Living Spaces:** The ground floor features a spacious full-depth living room, a study, a cloakroom, and a stunning kitchen-breakfast room.
- **Premium Kitchen:** Equipped with high-end German appliances, sleek granite worktops, and access to a utility room and formal dining room.
- **Unique Conservatory:** A P-shaped hardwood conservatory, currently styled as a bar and seating area, connects seamlessly to the living and dining rooms for an enhanced indoor-outdoor lifestyle.
- **Luxurious Bedrooms:** The first floor includes a spacious principal bedroom with an en-suite, three additional bedrooms, and a modern family bathroom.
- **Beautiful Gardens:** Landscaped gardens surround the property, with a sunny south-westerly rear aspect, perfect for outdoor dining and relaxation. Features include a raised pond and additional space behind the double garage.
- **Convenient Transport Links:** Close to major routes (M20 junction 6) and excellent rail connections, including Aylesford station (0.6 miles) and Ebbsfleet International (18.5 miles).
- **Nearby Amenities:** Proximity to Outstanding and Good-rated schools, Aylesford's riverside village with dining options, and regular bus services to Maidstone for additional shopping and entertainment.

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## ABOUT THIS HOME

Nestled at the end of a long private driveway (shared with just a few other detached homes) in the prestigious Holtwood development, this imposing double-gabled detached residence offers an exceptional blend of elegance and modern living.

Presented in immaculate showhome condition, the accommodation begins with an inviting entrance hall, leading to a spacious living room that spans the full depth of the property, offering an abundance of natural light. Additional ground floor spaces include a versatile study, a cloakroom, and a stunning kitchen-breakfast room. The kitchen is a true showpiece, featuring high-end German appliances, sleek granite work surfaces, and access to both a utility room and a formal dining room.

A standout feature of this home is the expansive P-shaped hardwood conservatory, currently configured as a stylish bar and seating area. With direct access from both the living and dining rooms, this versatile space seamlessly integrates indoor and outdoor living.

Upstairs, the first floor boasts a generously proportioned principal bedroom with a luxurious en-suite bathroom. Three additional well-sized bedrooms and a modern family bathroom are accessed from a spacious landing, offering ample space for family and guests.


The beautifully landscaped gardens wrap around the property, with the rear section benefiting from a sunny south-westerly aspect—perfect for alfresco dining and relaxation. Additional features include a raised pond, space behind the double garage, two driveways providing ample off-road parking, and a charming front garden.

This outstanding property offers an unparalleled lifestyle in one of Holtwood's most sought-after locations. Early viewing is highly recommended.









## OWNERS COMMENTS

We have lived here for over 30 years and bought our two children up in what is a very safe environment for children and now grandchildren.

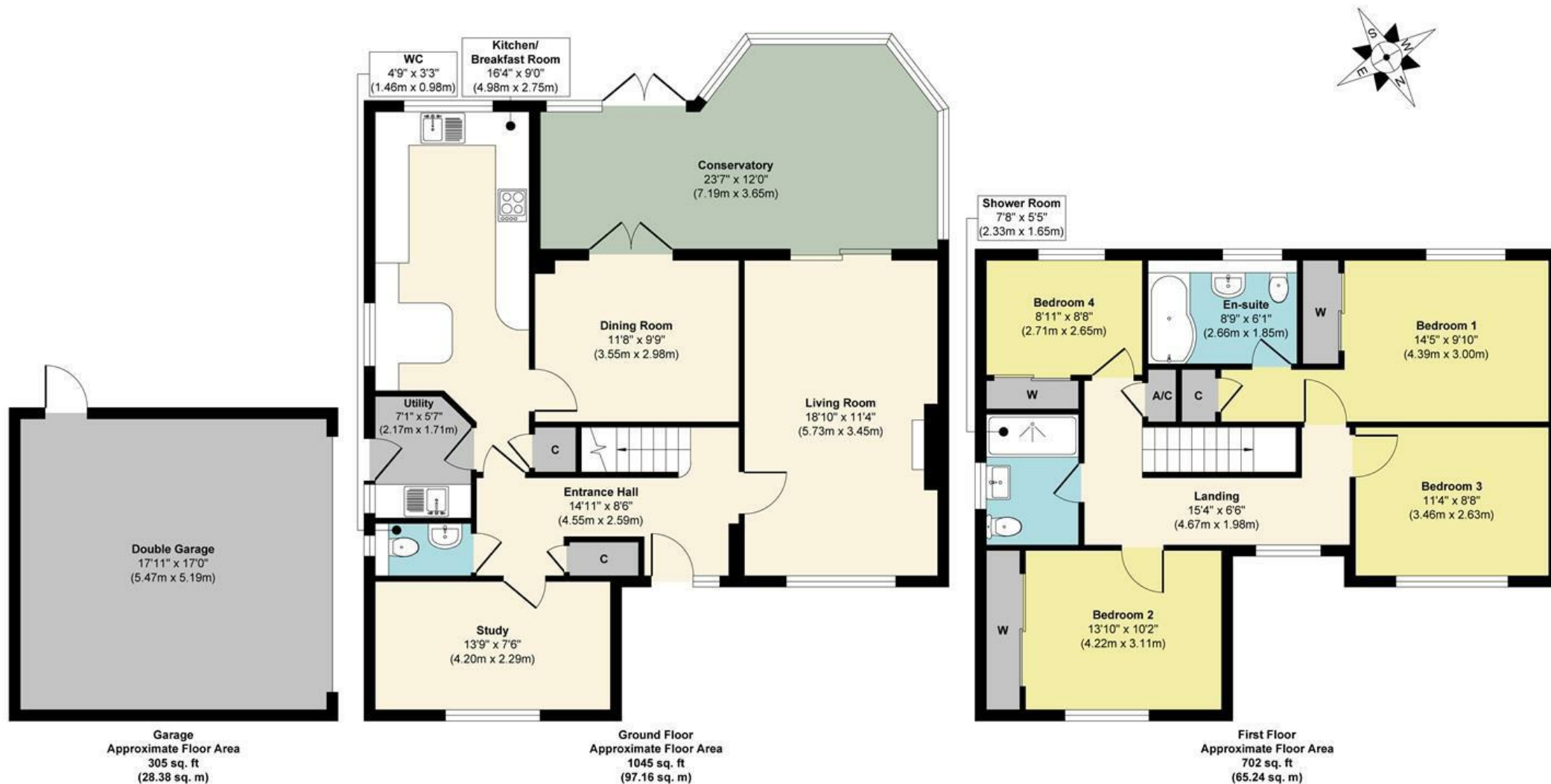
The private approach road to the house is only used by the residents so we have very little traffic noise and nobody ever walks past your front garden. It's a great area to be in contact with your neighbours

For a house built in an area which has most amenities so close it is a surprisingly very quiet neighbourhood. Schools, shops, doctors, bus and train stations are all in walking distance. It really is a great location enhanced by the private community field less than 200 yards away which is used regularly for dog walks and outside play areas









**Approx. Gross Internal Floor Area 2052 sq. ft / 190.78 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



# ABOUT THE AREA

The property enjoys a tranquil and secluded setting within the prestigious Holtwood area of Aylesford, surrounded by mature trees that provide both privacy and a strong connection to nature. Despite its peaceful location, it remains highly convenient, with Junction 6 of the M20 just a 5-minute drive away.

Families will value the close proximity to excellent schools. Valley Invicta Primary School, rated Outstanding, is only a 10-minute walk or a 2-minute drive (0.4 miles) and is located next to Aylesford Secondary School, rated Good in all areas.

Aylesford's charming riverside village is just over a mile away, offering a selection of dining options to suit every taste. Highlights include The Hengist, a recently refurbished restaurant, bar, and brasserie with a delightful al fresco terrace, and The Chequers, a traditional pub with a riverside terrace and hearty menu. For lighter bites, the newly opened Pantry offers cosy indoor and outdoor dining, while The Little Gem is a favourite for real ales and ciders in an inviting atmosphere.

Transport links are excellent. A nearby footpath leads to the nearest bus stop, less than a 5-minute walk away, with regular services to Maidstone for shopping, schools, and leisure.

For London commuters, Ebbsfleet International is just under a 30-minute drive (18.5 miles) and offers high-speed trains to St Pancras in as little as 17 minutes.

Alternatively, Aylesford station is within walking distance (0.6 miles) and provides services to St Pancras in just under an hour. Barming station, located 1.4 miles away, offers direct trains to London Victoria in just over an hour.









# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

## CONTACT US

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