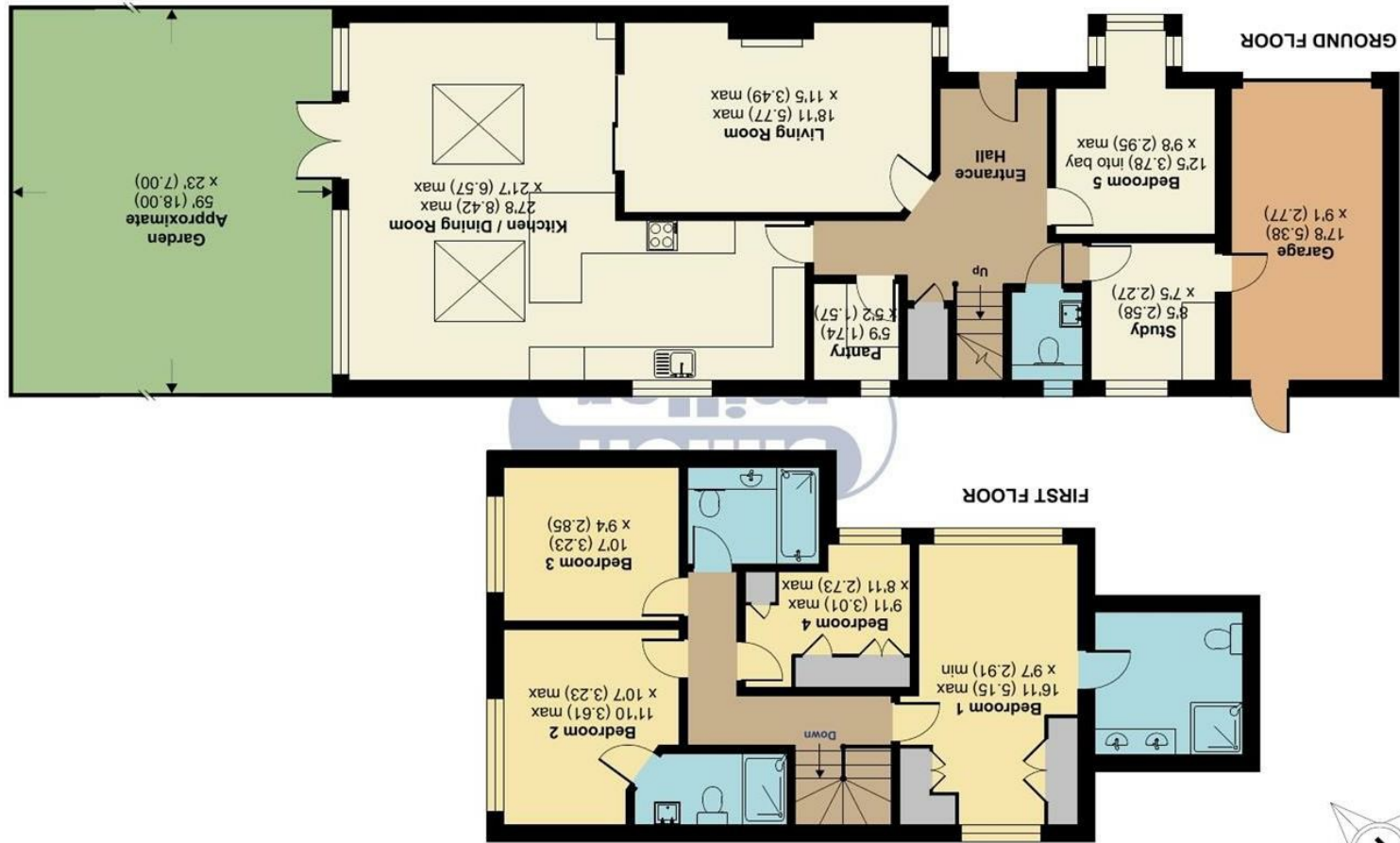


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. Produced for Simon Miller & Company. REF: 1119770



For identification only - Not to scale

Approximate Area = 2029 sq ft / 188.4 sq m (includes garage)

**Nine Oaks Court, Kingswood, Maidstone, ME17**

**Offers Over £650,000  
EPC RATING: C**

**2 Nine Oaks Court, Maidstone, ME17 1LW**







An executive style detached family home in a small and individual development of select properties situated in the popular village of Kingswood. The well presented accommodation comprises to the ground floor an imposing entrance hall, separate lounge, large open plan kitchen/diner overlooking the rear garden, snug/bedroom five, office, pantry and a cloakroom/WC. To the first floor there is a spacious master suite with en-suite and dressing area, a guest bedroom with en-suite, two further bedrooms and a modern family bathroom/WC. A particularly attractive feature is the beautifully landscaped rear garden overlooking woodland. An early viewing is highly recommended to appreciate the benefits and location this property has to offer.

Nine Oaks Court is situated in the popular residential area of Kingswood. Kingswood has local amenities including a school, village shop and a post office. It is also within approximately five miles of Bearsted village where a comprehensive range of local amenities including shops, schools, doctors surgery, pharmacy, post office, bank, golf club and sports club. Bearsted also has a mainline railway station with connections to London, The Coast and The Continent. The property is also within approximately four miles of Lenham and five miles of Headcorn villages. Both of which provide a number of amenities together with mainline railway stations to London, the Coast and the Continent. The County town of Maidstone is within approximately eight miles distance where a further full range of amenities can be found. The property is also within the vicinity of motorway networks.

### MATERIAL INFORMATION

**Freehold**  
**Council Tax Band G**  
**EPC Report C**



• Splendid Detached Executive Style Home • Five Bedrooms - Master & Guest Ensuite • Three Reception Rooms • Kitchen/Breakfast Room • Utility Room. Cloakroom/WC • Garage & Drive • Established Good Sized Rear Garden • Sought After Individual Development • Early Viewing Essential • Solar Panels, Underfloor Heating, Water Softener

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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