

RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. REF: 1095032  
Produced for Simon Miller & Company.



Approximate Area = 2008 sq ft / 186.5 sq m  
 Garage = 396 sq ft / 36.7 sq m  
 Outbuilding = 105 sq ft / 9.7 sq m  
 Total = 2509 sq ft / 233 sq m

Wiles Road, Otham, Maidstone, ME15

GUIDE PRICE £700,000 - £750,000

EPC RATING: B

20 WILES ROAD, MAIDSTONE, ME15 8YW





On the ground floor, soft-close units in the kitchen are complemented by a selection of integrated appliances, comprising a gas hob, electric fan oven, chimney hood, dishwasher, and fridge freezer. A utility room, which is situated off the kitchen, contains space for a washing machine and provided direct access to the rear garden.

The dual-aspect Kitchen/living/dining room provides great entertaining space for the family with French doors leading out to the garden. There is a separate living room with French doors to the rear garden. A study and downstairs WC complete the ground floor accommodation.

On the first floor, the master bedroom boasts a large en-suite with both bath and separate shower. There are a further two bedrooms and family bathroom on this floor. Moving up to the second floor and there are two further bedrooms and separate shower room. The top floor has the added benefit of air conditioning units. The loft space is completely boarded with a pull down ladder and ceiling lights, to provide useful additional storage space.

Completed to a high specification, the property boast quality fittings and further benefits include, wifi and network access point coverage extended throughout the house, including the garage. There are TV and network points in most rooms. Externally, the property benefits from a double garage and off street parking for several vehicles.

For families, the property is within the vicinity of a number of well-regarded schools. Greenfields Community Primary and the Oaks Academy, both of which cater for children aged three to 11 years, are around five minutes drive from the home, while secondary schools in the area include Cornwallis Academy and Valley Park School. Selective schools Maidstone Grammar (boys, mixed sixth form) and Invicta Grammar (girls, mixed sixth form) are around 10 minutes drive away.

There are supermarkets and shops within a mile of the property in Maidstone, conveniently located for day-to-day essentials, while for more concentrated retail therapy, Maidstone town centre (three miles away) is a popular destination with visitors from across the region. Its two shopping centres - Fremlin Walk and The Mall boast more than 100 stores between them; nearby Week Street, the Royal Star Arcade, Gabriel's Hill and Bank Street offer an array of independent retailers, boutiques and dining venues.

A twice weekly market is held at the Lockmeadow Entertainment Centre, just outside the town centre off the A229, which is also home to an eight-screen cinema, bowling alley, gym and several restaurants.

Maidstone is just a few miles from the North Downs, an Area of Outstanding Natural Beauty that stretches from Farnham in Surrey to Dover and contains the 153-mile North Downs Way. In addition to its popularity with walkers, the area is a haven for wildlife enthusiasts, horse riders and cyclists, as well as being the location of several country parks and National Trust properties.

Ideally situated for access to a number of major roads, this property promises to be popular with commuters working in the local area, London and surrounding cities. The M20, less than five miles from the home, links with the M25 to the north and connects to the Channel Tunnel and Folkestone in the south. The A20 (London to Dover), A229 (Rochester to Hastings) and the A249 (Maidstone to Sheerness) are also all within easy travelling distance.

The nearest railway station to the property is Bearsted, less than three miles away. From there trains run through Maidstone East to London Victoria, Ashford International and Canterbury East. The town is further served by Maidstone West and Maidstone Barracks (for trains to Strood, Tonbridge and London St Pancras via High Speed 1).

For domestic and international travel Gatwick Airport is 47 minutes drive from Bicknor Wood via the M25, while London City Airport is around an hour's drive away.

#### MATERIAL INFORMATION

Freehold  
Council Tax Band (G)  
FPC Report (B)



- **FIVE DOUBLE BEDROOMS AND THREE BATHROOMS**

- **DOWNSTAIRS WC AND UTILITY ROOM**

- **STUDY**

- **WATER SOFTENER SYSTEM TO ENTIRE HOUSE**

- **ADVANCED ADT ALARM SYSTEM TO INCLUDE, CCTV AND VIDEO DOORBELL**

- **LARGE REAR GARDEN WITH EXTENDED PATIOS, SMALL SHED AND**

- EXTERNAL POWER POINTS AND OUTDOOR TAPS**

- **OVERLOOKING PROTECTED WOODLAND TO THE FRONT**

- **DOUBLE GARAGE WITH EXTERNAL EV CHARGER**

- **REMAINDER OF NHBC WARRANTY**

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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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