



**7 Orchard Place Heath Road, Coxheath, Maidstone, ME17 4PF**  
**Offers In Excess Of £375,000**



**IMMACULATE THREE BEDROOM HOME WITH BESPOKE KITCHEN IN A HIGHLY SOUGHT AFTER CUL DE SAC SITUATED WITHIN WALKING DISTANCE OF LOCAL AMENITIES**

This immaculate three-bedroom home is nestled in a sought after cul-de-sac within the popular village of Coxheath. Meticulously maintained by its current owner, this home exudes elegance and functionality.

On the ground floor, there is a spacious hallway leading to a generously sized lounge, perfect for relaxation or entertaining guests. The heart of this home lies in its recently modernised kitchen/diner with bespoke design and high quality finish featuring Quartz worktops, splash back, up stand and waterfall edge, a Quooker tap for filtered and boiling water, and top-of-the-line Neff appliances including a double wine/beer fridge. A convenient cloakroom completes the ground floor accommodation. On the first floor there are three well-proportioned bedrooms, with the main bedroom enjoying the luxury of fitted wardrobes and an modern ensuite shower room with a low maintenance wet wall. The remaining bedrooms share a sleek family bathroom.

Outside, the property offers a driveway for off-road parking and a garage equipped with power and lighting. The meticulously landscaped rear garden showcases a patio seating area, lush lawn sections, and vibrant raised planters—perfect for both relaxation and outdoor gatherings.

Nestled in Coxheath, this home is within walking distance of local amenities including Coxheath Primary School, Tesco Express, Londis, a doctor's surgery, and the Post Office. Commuting is a breeze with Staplehurst and Marden Stations nearby, offering frequent mainline services to London in approximately 50 minutes.

Don't miss out on the opportunity to own this fabulous home! Contact Page and Wells Loose Office today to schedule a viewing.



**GROUND FLOOR**

**Entrance Hall**

**Lounge 19'6 x 11'6 (5.94m x 3.51m)**

**Kitchen/Dining Room 15'3 x 12'2 (4.65m x 3.71m)**

**W/C**

**FIRST FLOOR**

**Bedroom 1 14'1 x 11'1 (4.29m x 3.38m)**

**En-Suite**

**Bedroom 2 12'2 x 8'4 (3.71m x 2.54m)**

**Bedroom 3 12'2 x 6'7 (3.71m x 2.01m)**

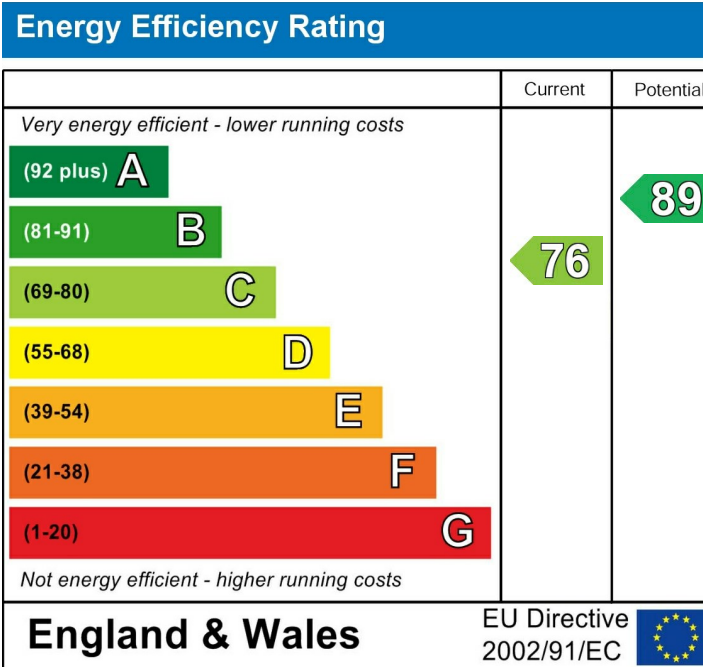
**Family Bathroom**

**EXTERNALLY**

**Driveway**

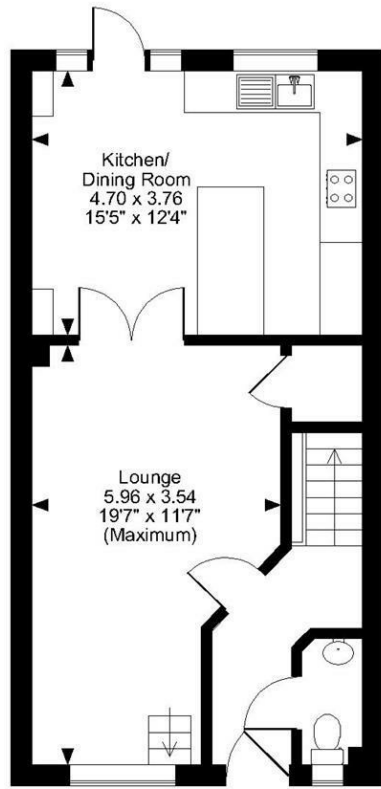
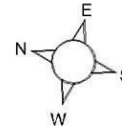
**Garage**

**Fabulous Garden**

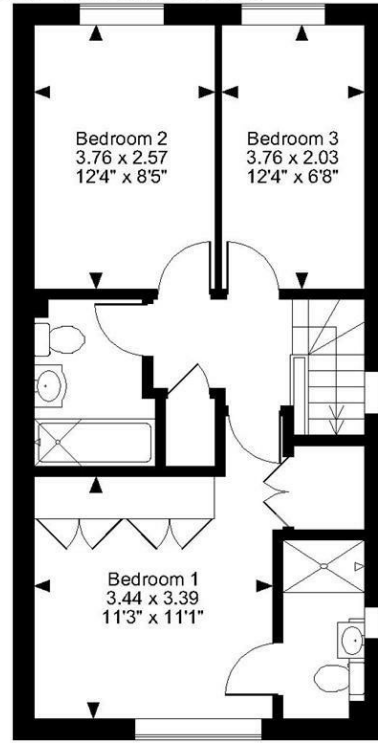


Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

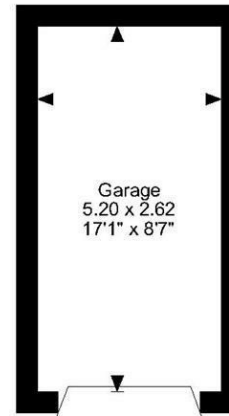
Orchard Place, Heath Road, Coxheath, Maidstone  
 Approximate Gross Internal Area  
 Main House = 988 Sq Ft/92 Sq M  
 Garage = 147 Sq Ft/14 Sq M  
 Total = 1135 Sq Ft/106 Sq M



Ground Floor



First Floor



Garage  
5.20 x 2.62  
17'1" x 8'7"

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8591535/LCO

