

# Bluebell

ESTATES



11, Rayleigh Close, Allington, ME16 0UP  
£525,000

## About this property.....

Step into the beautifully presented extended 5-bedroom link-detached home, offering a harmonious blend of space and contemporary living. The ground floor greets you with an inviting entrance hall leading to a cosy living room, perfect for relaxing evenings. The highlight of this home is the expansive open plan kitchen-dining-family room, complete with bi-folding doors that seamlessly connect indoor and outdoor spaces and roof lights that floods the space with natural light and creates a perfect setting for entertaining. A convenient utility room and cloakroom complete the ground floor layout. Ascend to the first floor, where the main bedroom awaits with its own en-suite bathroom, alongside two additional bedrooms and a family bathroom. On the second floor, discover two more bedrooms and a shower room, offering flexibility for guests or larger families. Outside, the low-maintenance landscaped rear garden provides a tranquil retreat with side pedestrian access. A garage and driveway ensure ample parking and storage space. This home is designed for modern family living, combining comfort with practicality in a sought-after residential location.

We are legally required to inform you that this property is owned by a relation to one of our staff members at Bluebell Estates.

## Situation.....

The property is situated in Allington, a charming suburb on the outskirts of Maidstone, known for its appeal to families. It boasts a selection of highly regarded primary and secondary schools, including the 'Outstanding' Allington Primary School, located just 0.6 miles away. Adjacent to the school is the Mid Kent Shopping Centre, which hosts a Waitrose supermarket, chemist, cafes, newsagents, and various other shops.

The River Medway is a pleasant 0.6-mile stroll down a wooded, mostly traffic-free road. Nearby, the Maidstone Millennium River Park offers miles of scenic riverside walks, including family-friendly attractions like Whatman Park. This picturesque green space features adventure play areas, a tree-top walk, a skate park, and a riverside stage for outdoor performances.

For commuters, access to London is convenient. Ebbsfleet station is a 24-minute drive (18.7 miles) away, offering a 19-minute train journey to London St Pancras. Alternatively, Barming station, just 1.9 miles away, provides trains to London Bridge and Victoria in approximately 50 minutes. Junction 5 of the M20 motorway is also conveniently close, just 1.5 miles away, offering direct routes to London and the coast.











## Useful Information...

- Spacious Open Plan Living: Enjoy a seamless flow between the kitchen, dining, and family areas with bi-folding doors opening to a landscaped garden, perfect for gatherings and entertaining.
- Versatile Accommodation: Five well-proportioned bedrooms spread over three floors, including a luxurious main bedroom with en-suite, ideal for growing families or hosting guests.
- Modern Amenities: Benefit from a contemporary kitchen, utility room, and cloakroom on the ground floor, enhancing convenience and practicality in daily life.
- Low-Maintenance Garden: Relax in a beautifully landscaped rear garden with side pedestrian access, designed for minimal upkeep and maximum enjoyment.
- Garage and Driveway: Offers parking for multiple vehicles, ensuring convenience and security in a desirable residential setting.
- Prime location in Allington, a sought-after suburb of Maidstone, ideal for families.
- Proximity to 'Outstanding' Allington Primary School (0.6 miles) and excellent secondary schools.
- Convenient access to Mid Kent Shopping Centre with Waitrose and other amenities adjacent to the property.
- Scenic walks along the River Medway just 0.6 miles away, leading to Maidstone Millennium River Park and Whatman Park.
- Excellent transport links: 24-minute drive to Ebbsfleet station for 19-minute train to London St Pancras, and easy access to M20 (Junction 5) for routes to London and the coast.







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## Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



