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Lilycroft, Heathfield Road, Penenden Heath, ME14 2AD

5 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS





Freehold

## Lilycroft, Heathfield Road, Penenden Heath, ME14 2AD

- Substantial Detached Residence
- Five Bedrooms & Three Bathrooms
- Potential To Further Enhance
- Over 2300 Sq.Ft Of Versatile Space
- Open Plan Living Area With French Doors
- Kitchen Breakfast Room & Separate Utility
- Westerly Facing Rear Garden & Large Summer House
- Double Integral Garage Opportunity To Convert STPC



### SITUATION:

Penenden Heath is a charming and desirable area located just outside of Maidstone, in the heart of Kent. Known for its picturesque surroundings, it offers a peaceful and semi-rural lifestyle while still being within easy reach of all the amenities and transport links of a bustling town. The area boasts a rich history, with its name stemming from the old Anglo-Saxon term "Penende," meaning a hill or mound, which is reflected in the gently undulating landscape that offers scenic views over the North Downs. The village of Penenden Heath is characterised by its attractive mix of traditional homes and modern properties, making it a popular location for families and professionals alike. The village itself offers a blend of tranquil living with a close-knit community atmosphere. It is surrounded by beautiful countryside, perfect for outdoor enthusiasts, with walking and cycling routes that explore the rolling hills, woodlands, and farmland of Kent.

Nearby, Maidstone, Kent's county town, is just a short distance away, offering a wealth of shops, restaurants, cultural attractions, and excellent schooling options. Maidstone's vibrant town centre features a mix of historic architecture and modern developments, with plenty of green spaces such as Mote Park, a 450-acre parkland offering outdoor activities and lakeside walks. Penenden Heath is also conveniently located for access to other towns and villages in the area, such as Bearsted, a picturesque village just to the east, which offers a charming high street with independent shops, pubs, and cafes. The village is also home to Bearsted Green, a popular spot for leisurely strolls.

To the west, the town of Tonbridge, with its medieval castle and riverside walks, offers a further selection of shops, cafes, and recreational facilities. Additionally, the historic town of Rochester, with its famous cathedral, castle, and Dickensian heritage, is a short drive away, providing a lovely day out for history enthusiasts.





#### DESCRIPTION:

A substantial detached five-bedroom residence offering over 2,300 sq. ft. of spacious and versatile accommodation, including an integral double garage that presents potential for further conversion (subject to the necessary consents). Built in 2004 to an exceptionally high standard, the property showcases quality materials and a thoughtfully designed layout. It has remained with the same family since construction, who have meticulously maintained and enhanced it over the years.



Set within a quiet private drive in the sought-after village of Penenden Heath, the home enjoys an attractive façade of neatly pointed exposed brickwork, a red tiled roof, and white UPVC windows.

The front door opens into a generous, tiled reception hall at the heart of the home, featuring a cloakroom and stairs rising to the first floor.

To the left lies an impressive open-plan living area, clearly defined for both relaxation and dining. The sitting room centres around an ornate marble fireplace, while French doors from both the lounge and dining area open onto the sun terrace and beautifully landscaped garden.

To the opposite side of the hall, a superbly appointed kitchen/breakfast room features an extensive range of wall and base units, complemented by granite work surfaces and blue ceramic tiles. Integrated appliances add convenience, while a separate utility room provides additional practicality.

The integral double garage offers excellent storage or, subject to planning consent, could be converted to create further living space if desired.

The ground floor is complete with a versatile snug or guest bedroom, featuring French doors that open directly onto the rear garden.

To the first floor, a spacious landing with ample storage leads to a well-appointed family bathroom and four bedrooms, all benefiting from fitted wardrobes. The two largest bedrooms each enjoy en suite shower rooms, while the smallest bedroom is fitted with bespoke office cabinetry, making it ideal for home working.

#### OUTSIDE:

Lilycroft occupies a generous plot with off-road parking for up to six vehicles. To the rear, the beautifully maintained garden is mainly laid to lawn, complemented by colourful borders, established shrubs, and mature trees that provide privacy and seasonal interest.

A substantial 250 sq. ft. timber-framed summer house sits attractively in one corner of the garden, offering excellent potential as a home office, studio, or leisure space.









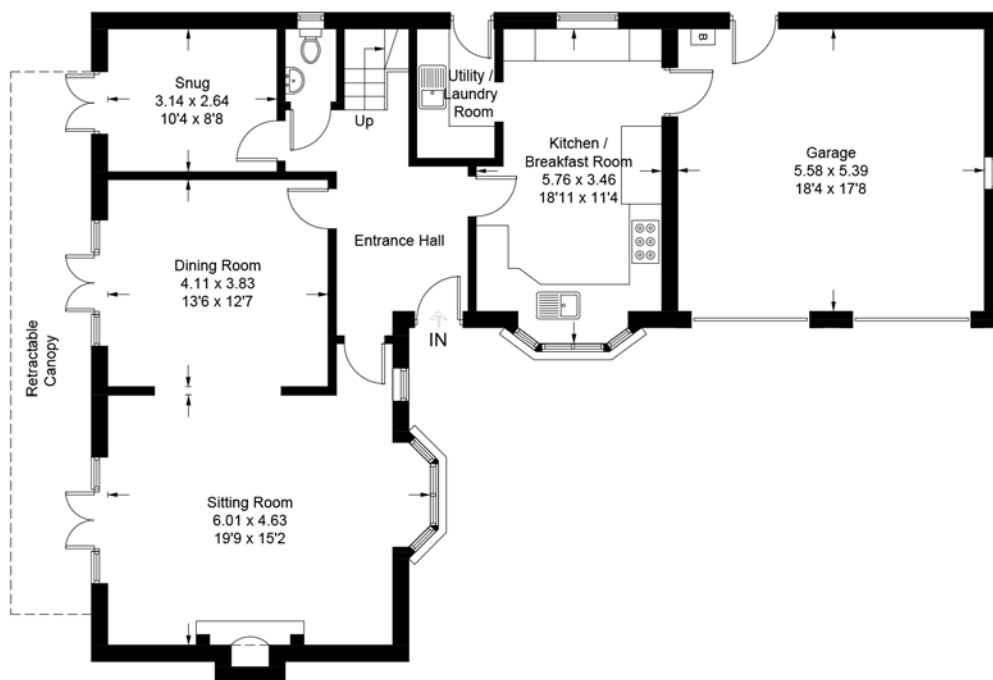




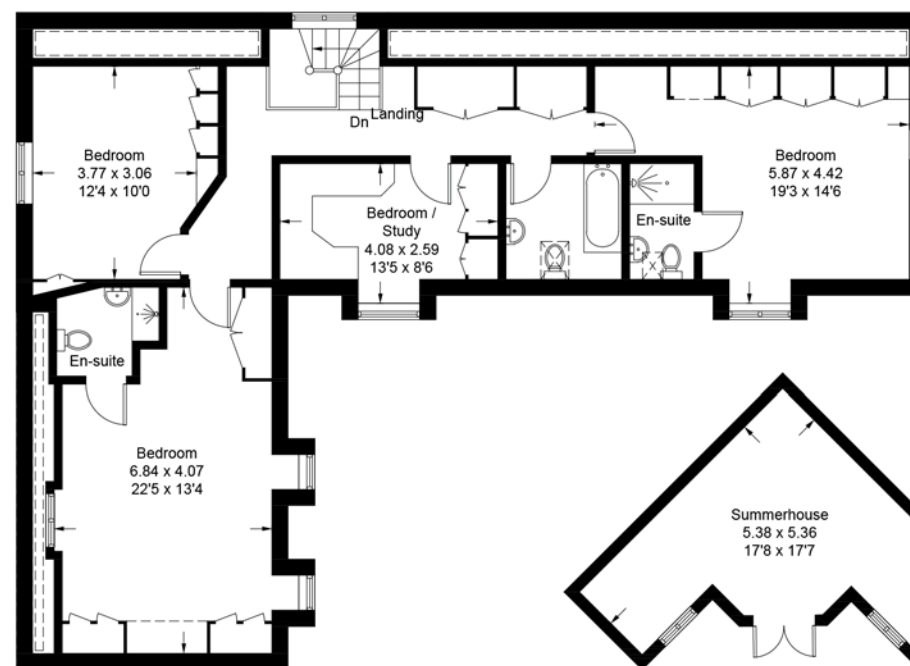




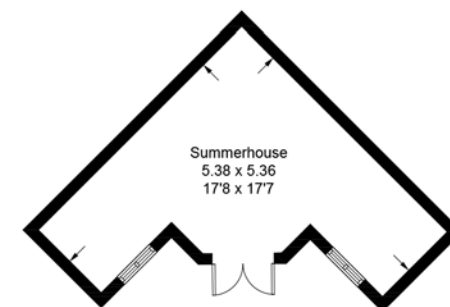




**Ground Floor - 122.3 sq m / 1316 sq ft**



**First Floor - 95.1 sq m / 1024 sq ft**



(Not Shown In Actual Location / Orientation)



TOTAL FLOOR AREA: 2591 sq. ft (241 sq. m)  
HOUSE: 2340 sq. ft (217 sq. m)  
OUTBUILDING: 251 sq. ft (23 sq. m)



EPC RATING  
C



COUNCIL TAX BAND  
G



GENERAL INFORMATION  
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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