



2 Raymer Road
Penenden Heath, Maidstone
ME14 2JQ
£600,000 - £650,000

2
Raymer Road
Penenden Heath
Maidstone
ME14 2JQ



Description

Splendid detached family house, non-estate position in the heart of Penenden Heath, close to the highly regarded local infant and junior school. Cleverley extended and refurbished the accommodation is arranged on two floors extending to 1800 square feet, with a south facing garden and stunning views to the front, gas heating and new UPVC double glazed windows and doors. Beautifully fitted with a luxuriously appointed kitchen/family room, separate utility room, family bathroom, cloakroom and ensuite. Professionally landscaped rear garden, has something for everyone, featuring raised beds and borders, outdoor dining areas and an artificial lawn for energetic children. There is a double garage and driveway which incorporates the batteries for the bank of photovoltaic cells where low energy consumption is anticipated. There are some lovely touches throughout the house with solid oak doors and French shutters. This really does represent the perfect family home.

Location

Located in the heart of Penenden Heath with it's excellent selection of local amenities including shops, providing for everyday needs, recreational facilities on the Heath including tennis, bowls and numerous countryside walks, a children's play area and pre-school. Educationally the area is well served with the local Sandling School being within 100 metres catering for infants and juniors. Maidstone town centre is some one mile distant and offers a more comprehensive selection of amenities including three railway stations connected to London. The County town also has a theatre, two museums and County library. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

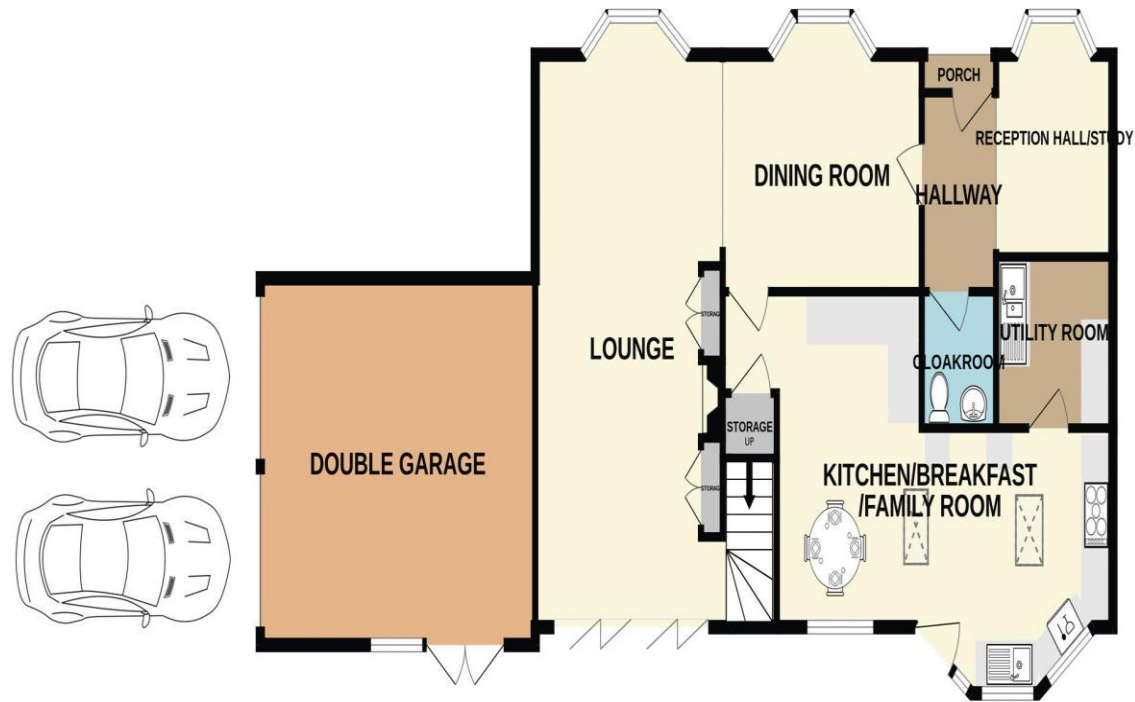
Council Tax Band

F

VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.





TOTAL FLOOR AREA : 1938 sq.ft. (180.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



ON THE GROUND FLOOR

ENTRANCE PORCH

Composite entrance door, glazed side panel, outside light.

ENTRANCE HALL

Continuous oak flooring, radiator, wide access to:

RECEPTION HALL STUDY 11' 6" x 7' 3" (3.50m x 2.21m)

Recessed low voltage lighting, Oriel bay window to front with fitted French shutters, contemporary radiator.

CLOAKROOM

White suite, ceramic tiled floor, wash handbasin with mixer tap, low level WC, Metro tiling, shelved display niche, double radiator.

DINING ROOM 12' 0" x 11' 9" (3.65m x 3.58m)

Continuous oak flooring, Oriel bay window to front with French shutters, contemporary radiator, recessed low voltage lighting, wide access to:

THROUGH LOUNGE 25' 0" x 12' 0" (7.61m x 3.65m)

Continuous oak flooring, recessed wood burning stove with oak bresumer beam, beautiful bespoke fireside dresser units with low level storage cupboards, floating shelves with concealed LED lighting. Oriel bay window to front with French shutters, contemporary radiators, recessed low voltage lighting, bi-folding doors to the South facing rear garden. Staircase to:

FIRST FLOOR

KITCHEN/BREAKFAST FAMILY ROOM 25' 0" x 12' 7" (7.61m x 3.83m)

Beautifully fitted with units having a stunning dark blue door and drawer fronts with stainless fittings, set off by hardwood block working surfaces and upstand. Belfast sink with chrome Quettle mixer tap providing hot water, filtered water, range cooker, 5 burner hob and griddle, twin oven and grill beneath, stainless steel splash back, extractor hood above. Space for American fridge/freezer, integrated dishwasher, deep pan drawers, Myson kick heater, full height storage cabinets. Slate effect flooring, 2 velux windows with further windows overlooking the rear garden, filling the room with light, door to garden. Door to:

UTILITY ROOM 7' 0" x 7' 0" (2.13m x 2.13m)

Sink unit, range of high and low level cupboards, space for washing machine and tumble dryer.

ON THE FIRST FLOOR

LANDING

Double built in cupboard, housing gas fired boiler, access to roof space.

BEDROOM 1 15' 9" x 13' 2" (4.80m x 4.01m)

Contemporary range of built in bedroom furniture, two double built in wardrobes, further single wardrobe, drawer unit, radiator, double aspect windows featuring a picture window to front with stunning views over the North Downs.

ENSUITE SHOWER ROOM

White contemporary suite with chrome plated fittings, step in twin shower, vanity wash hand basin, low level WC, radiator, vinyl flooring, extractor fan, window to rear, Southern aspect.

BEDROOM 2 12' 9" x 12' 1" (3.88m x 3.68m)

Window overlooking rear garden, Southern aspect, radiator, double built in wardrobe cupboard.

BEDROOM 3 12' 4" x 10' 5" (3.76m x 3.17m)

Window to front, stunning views, radiator.

BEDROOM 4 12' 0" x 10' 3" (3.65m x 3.12m)

Window to front, stunning views, radiator.

BATHROOM 8' 3" x 7' 0" (2.51m x 2.13m)

White contemporary suite, chrome plated fittings, split face ceramic tiled walls, double aspect windows. Corner shower cabinet with sliding doors, panelled bath with side mixer tap, hand basin with drawers beneath, low level WC, vinyl flooring, 2 x chrome plated heated towel rails.



OUTSIDE

The property occupies an attractive and prominent elevated corner plot, commanding distant views. To the front is a hedge boundary with an extensive road frontage to Raymer Road and Ashburnham Drive, twisting brick pathway is approached by a wrought iron gate with meadow grass and lavender. To the side of the property is a detached double garage, 17'7 x 15 with electric light and power, twin up and over entry doors approached by a double width driveway proving ample parking. Within the garage there are batteries which are charged from the extensive photovoltaic cells on the rear elevation of the roof. Double casement doors from the garage to the garden. The rear garden offers something for everyone in the family, professionally landscaped, measuring 100 x 30 with artificial grassed area, raised sun terrace/dining area, raised vegetable and flower beds, fruit trees, side log store, summer house, dwarf split faced granite retaining walls with decorative coping and off white paving.

Directions

From our Penenden Heath Office proceed in a westerly direction into Sandling Lane, taking the first turning on the right into Downsvie Road, second right into Ashburnham Drive and first right into Raymer Road. The property will be found on the corner as indicated by our for sale sign board.





SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

