



72 Bargrove Road  
Maidstone  
ME14 5SB

Offers in the Region of £600,000



72  
Bargrove Road  
Maidstone  
ME14 5SB



## Description

Unique detached family house, set in a secluded plot on the fringe of the sought after Woodlands development. Individually built in 2018 to a high specification, beautifully decorated and presented, offered with no forward chain. Arranged on two floors extending to 1380 sq ft with gas heating and double glazed windows. Ample parking and a garage. Built in the grounds of Vinters House, a former Victorian mansion estate with substantial gardens, planted by the renowned Victorian botanist Sir Humphrey Repton, where many of the original mature trees remain, creating a wonderful natural backdrop.

**Agents Note:** It is considered that this property would achieve between £2100 to £2200 as a monthly rental.

## Location

Situated on the fringe of this sought after residential development with it's own excellent selection of amenities including community centre, shops providing for everyday needs and the adjacent Vinters Valley Nature Reserve with it's nineteen acres. Educationally the area is well served with the local Eastborough, Valley Park and Invicta schools catering for infants, juniors and seniors. Maidstone town centre is some one and a quarter miles distant and offers a more comprehensive selection of amenities and a wider range of schools for older children. The County town has two museums, theatre, county library and Fremlin Walk shopping area, there are two railway stations connected to London. 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.**



GROUND FLOOR  
821 sq.ft. (76.3 sq.m.) approx.

1ST FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1380 sq.ft. (128.2 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 CANOPY

Outside light, partly glazed composite entrance door.

### ENTRANCE HALL 15' 2" x 5' 7" (4.62m x 1.70m)

Karndean flooring, radiator, stairs to first floor with timber balustrade with decorative glass panels, understairs cupboard.

### LOUNGE 16' 0" x 13' 1" (4.87m x 3.98m)

Log burner with Bressumer beam above, marble hearth, Box bay window to front, casement doors to garden, radiator, compressed bamboo wooden floor flooring, window to side.

### KITCHEN 14' 8" x 13' 0" (4.47m x 3.96m)

White contemporary gloss units with chrome handles and complementing work surfaces, Rangemaster cooker with 5 burner gas hob, with modern cylindrical extractor above. Integrated washing machine, dishwasher, American fridge/freezer, white metro tiling with mosaic details, two Velux windows, casement doors to garden. cupboard housing Worcester boiler providing central heating and domestic hot water throughout, water softener. Underfloor heating. Window to side overlooking garden. Glazed door to hallway.

### DINING ROOM 9' 6" x 13' 1" (2.89m x 3.98m)

Glazed door to hallway, window to front. Underfloor heating.

## CLOAKROOM

White WC, hand basin with mixer tap, cupboard beneath, mirrored cupboard above. Window to rear, recessed lighting.

## ON THE FIRST FLOOR

### LANDING

Storage cupboards, access to loft space, window to side, radiator.

### BEDROOM 1 10' 2" x 10' 0" (3.10m x 3.05m)

Window to side, range of built in fitted cupboards, radiator, recessed lighting, door to:

### ENSUITE

White hand basin with cupboard beneath, shower with raised shower tray with folding glass door, low level WC, radiator, window to side, recessed lighting.

### BEDROOM 2 9' 3" x 13' 2" (2.82m x 4.01m)

Range of mirrored fitted cupboards, window to front, radiator.

### BEDROOM 3 7' 9" x 13' 1" (2.36m x 3.98m)

Window to side, radiator.

### BEDROOM 4 7' 10" x 13' 4" (2.39m x 4.06m)

Window to front, radiator.

### BATHROOM

White contemporary suite, panelled bath with shower above, glass screen, low level WC, hand basin with mixer tap and cupboard beneath, heated towel rail, half tiled walls with tiled floor and recessed lighting.

## DETACHED GARAGE 16' 7" x 11' 8" (5.05m x 3.55m)

Large detached garage with electric up and over door, door to rear, power and light.

## OUTSIDE

To the front of the property is a large gravelled driveway with parking for several vehicles, pedestrian access to garden, established borders with shrubs. To the rear the property has a fabulous decked area perfect for entertaining and barbecues, patio adjacent to the property runs around the back of the house, two garden sheds.

## Directions

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the second exit into Sittingbourne Road, turning first left into Hampton Road, turn right into Alkham Road, turn left into Northfleet Close, slight right into Bargrove Road and the property is the first house on the left as indicated by our signboard.



SALES OFFICES  
01622 671200



sales@ferrisandco.net  
www.ferrisandco.net



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

