



15 Shaw Close  
Maidstone  
ME14 5DN  
OIRO £595,000

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ME14 5DN**



Description

Superb detached family house presented in stunning order, occupying a quiet cul-de- sac position with the development located adjacent to the woods at Penenden Heath. Built by Hillreed Homes on the Bluebell Woods site 25 years ago, most attractive and secluded landscaped rear garden, facing South, double width driveway and double garage providing ample parking. The well proportioned accommodation is delightfully decorated with plenty of room for all of the family arranged on 2 floors, extending in all to just under 1800 square feet.

Location

This small select development is delightfully located in the sought after northern suburb of Maidstone known as Penenden Heath. The Heath itself is steeped in history dating back to Viking times and used as a meeting place. Flanked by woodland which is adjacent to the development. There are shops on the parade at Penenden Heath which provide for everyday needs, together with recreational facilities including tennis, bowls, together with numerous countryside walks, childrens play area and pre-school. The local Sandling school caters for infants and juniors. Maidstone town centre is some one and half miles distant and offers a more comprehensive selection of amenities including two museums, theatre, two railway stations connected to London, county library, multi-screen cinema and a wide selection of schools and colleges for older children. There are excellent shopping facilities at The Mall and Fremlins Walk. The M20/A20/M25/M26 motorways are also close by and offer direct vehicular access to both London and The Channel ports.

Council Tax Band

F

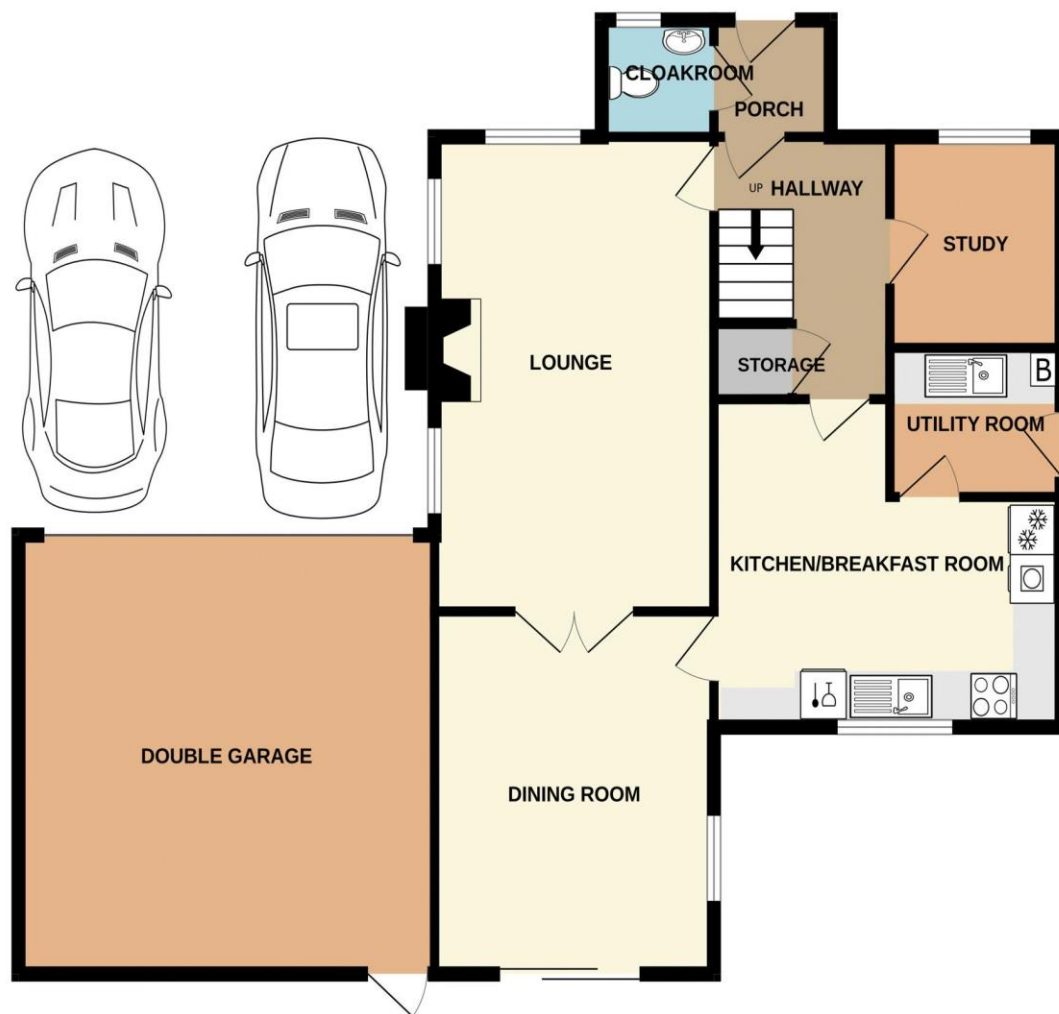
VIEWINGS STRICTLY BY APPOINTMENT

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
1045 sq.ft. (97.1 sq.m.) approx.



1ST FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1771 sq.ft. (164.5 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.

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## ENTRANCE CANOPY

Outside light, composite entrance door, partly glazed.

## ENTRANCE PORCH

Half glazed door to hallway, window to side, cloakroom

## CLOAKROOM

White suite, wash hand basin, low level WC, window to front, radiator, tiled floor.

## ENTRANCE HALL

Porcelain tiled floor, radiator with decorative cover, staircase to first floor with timber balustrade, understairs cupboard.

## LOUNGE 18' 10" x 12' 0" (5.74m x 3.65m)

Timber fire surround, raised hearth and inset marble, fitted living flame gas fire, two fireside windows, two radiators, window to front, blinds included, double casements doors to :

## DINING ROOM 13' 6" x 12' 0" (4.11m x 3.65m)

Double aspect widows, South and Eastern aspect, featuring a double glazed sliding patio door, overlooking the rear garden, double radiator, door to:

## KITCHEN/BREAKFAST ROOM 14' 8" x 11' 6" (4.47m x 3.50m)

Fitted with units having beech door and drawer fronts, stainless steel fittings, complimenting work surfaces, mosaic tiled splashback. one and half stainless steel sink, mixer, four burner gas hob, extractor above, eyelevel double oven, integrated fridge/freezer, dishwasher, recessed low voltage

lighting, porcelain tiled floor, window over looking rear garden, Southern aspect.

## UTILITY ROOM 7' 1" x 5' 4" (2.16m x 1.62m)

Matching range of storage cupboards, stainless steel sink, mixer tap, plumbing and space for washing machine and tumble dryer, mosaic tiled splashbacks, cupboard concealing Baxi gas fired boiler, heating and hot water, porcelain tiled floor, radiator, half glazed door to garden.

## STUDY 8' 1" x 7' 1" (2.46m x 2.16m)

Window to front, radiator, wooden blinds.

## ON THE FIRST FLOOR

## LANDING

Access to roof space, double built in storage cupboard.

## BEDROOM 1 13' 0" x 12' 0" (3.96m x 3.65m)

Wood laminate flooring, double built in wardrobe cupboard, double aspect windows, radiator.

## ENSUITE SHOWER ROOM 13' 3" x 11' 9" (4.04m x 3.58m)

White contemporary suite, chrome fittings, twin shower cubicle, wash hand basin, mixer, cupboard under, low level wc, half tiled walls, fully tiled in shower, veined marble effect ceramic tiled floor, window to front, heated towel rail.

## BEDROOM 2 12' 4" x 11' 4" (3.76m x 3.45m)

Dorma window overlooking rear garden, southern aspect, radiator, built in storage cupboard.

## BEDROOM 3 12' 1" x 11' 9" (3.68m x 3.58m)

Built in storage cupboard, window to front, radiator.

## BEDROOM 4 10' 6" x 8' 2" (3.20m x 2.49m)

Window to rear, radiator.

## OUTSIDE

To the front of the property is a path leading to the front entrance. Side pedestrian access to the rear garden, leading to double driveway and parking for 2 cars with double garage, up and over door, door to rear, light and power. The South facing rear garden is a particular delight with railway sleepers providing raised planting areas, patio adjacent to the property, fully fenced, established shrub borders.

## 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 heading north and Shaw Close will be found first turning on the left, follow the road around to the end where the road veers to the right, the property will be found some distance along on the left hand side towards the corner of the road.



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