



Merry Oaks Headcorn Road  
Platts Heath, Maidstone  
ME17 2NH  
OIEO £595,000



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Maidstone  
ME17 2NH**



Description

Exceptional detached family bungalow, exquisite semi-rural setting backing on to Forestry Commission land, close to the Village infant and junior school. The accommodation is delightfully presented and well decorated throughout, offering spacious bedrooms and living rooms, extending to approximately 1500 sq ft. Set amidst a large plot, set well back from the road and on an elevated site with ample off road parking and an integral large garage. There is a 75' by 50' rear garden, south eastern aspect, flanked by woodland. Forestry England, on behalf of the Forestry Commission have purchased Pleasant Farm in 2020 and have undertaken a massive planting initiative to create Pleasant Forest, a delightful wildlife haven which surrounds Platts Heath.

Location

Platts Heath is a sought after hamlet 2 miles south of Lenham Village. Platts Heath has its own highly regarded Infant and Junior school, together with community centre and is renowned for being the source of the River Len. Lenham is a busy and sought after Village with its historic square, flanked by period properties offering a selection of shops providing for every day needs together with a mainline railway station connected to London on the Victoria line. The Village also boasts a highly regarded Senior school with a 'Good' Ofsted report. Maidstone may be accessed via the A20 and is 10 miles to Maidstone and 9 miles to Ashford.

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.

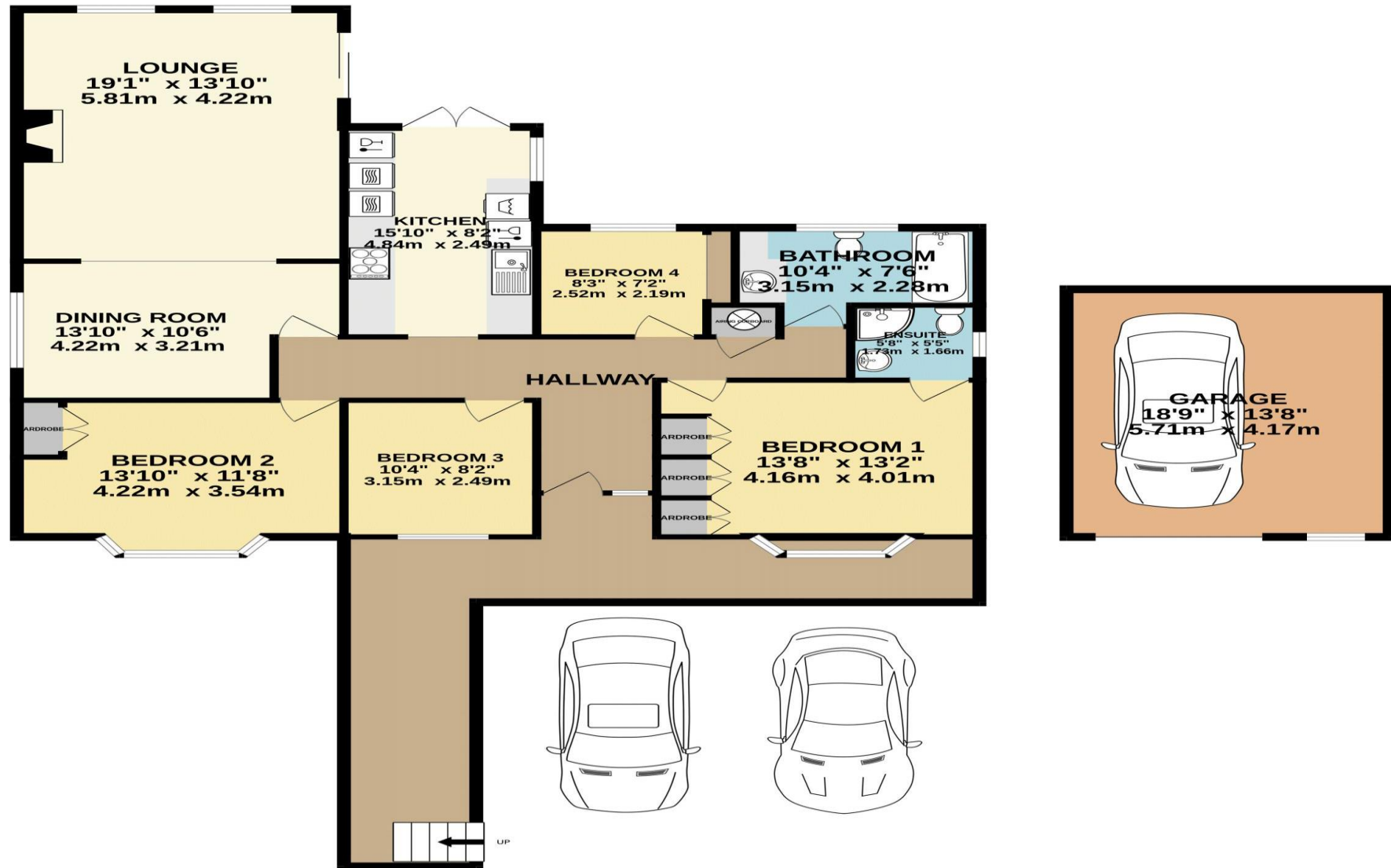


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



# GROUND FLOOR

1753 sq.ft. (162.8 sq.m.) approx.



TOTAL FLOOR AREA : 1753 sq.ft. (162.8 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 HALL** 26' 0" x 12' 2" (max) (7.92m x 3.71m)

Partly glazed composite entrance door in a lovely sage green with side panel window, Oak wood flooring, radiator with decorative cover, built-in linen cupboard, access to roof space, low voltage recess lighting.

**DINING ROOM** 13' 10" x 10' 6" (4.21m x 3.20m)

Oak wood flooring, window to side, pillared radiator, wide access to:

**LOUNGE** 19' 1" x 14' 0" (5.81m x 4.26m)

Oak wood flooring, imposing brick feature fireplace with slate hearth and media wall above, bespoke range of built-in fireside cabinets with oak display tops, deep shelves, cupboards beneath and concealed lighting above, triple aspect with two windows overlooking the south east facing rear garden and sliding casement door leading onto the patio, three pillared radiators and wall light points.

**KITCHEN** 15' 10" x 8' 2" (4.82m x 2.49m)

A comprehensive range of high and low level units in shaker style with gold furniture, complimenting marble effect working surfaces, Neff induction 5 burner hob with extractor hood above, twin Neff eye level ovens, integrated fridge freezer, washing machine, dishwasher and waste disposal cupboard, ceramic sink with brass mixer tap and drainer, low voltage recess lighting, window and double casement doors overlooking the rear garden, south eastern aspect.

**BEDROOM 1** 13' 9" x 13' 2" (4.19m x 4.01m)

Bay window to front, pillared radiator, low voltage recess lighting, door to:

**EN-SUITE SHOWER ROOM**

White suite, corner step in shower cubicle with Aqualisa shower, wash hand basin with built in cupboard underneath, low level WC, tiled splashbacks, window to side, recess shelving with mirror, vinyl flooring.

**BEDROOM 2** 14' 4" x 11' 7" (4.37m x 3.53m)

Bay window to front, built-in wardrobes, vertical pillared radiator.

**BEDROOM 3** 11' 1" x 8' 2" (3.38m x 2.49m)

Half panelled walls, pillared radiator, window to front.

**BEDROOM 4** 10' 3" x 8' 2" (3.12m x 2.49m)

Window to rear, south eastern aspect, recess perfect for wardrobes, pillared radiator, low voltage recess lighting.

**BATHROOM**

White suite with chrome and brass fittings, panelled bath with handheld shower, tiled splashbacks, Oak flooring, window to rear, south eastern aspect, low voltage recess lighting, two wall light points.

**OUTSIDE**

To the front of the property is parking for up to 4 vehicles, ragstone retaining walls with plum slate, shallow paved steps leading up to the entrance door, iron balustrade, lawned area with mature trees and shrubs, side pedestrian gate to the rear garden, outside light, plastic 1,000 litre oil storage tank, access to garage. The rear garden is wonderfully secluded, faces south east and measures 75' by 50'. The garden backs onto Forestry Commission land creating a natural back drop with Country walks on your door step. There is a generous sized paved

patio adjacent to the house and an extensive lawned area, well stocked with mature trees and shrubs including Cherry Tree. The garden has fully fenced boundaries, outside lighting, water butt, and a lean to store on the side of the property.

**GARAGE** 18' 9" x 13' 8" (5.71m x 4.16m)

Electric, light and power, entered via an electric roller door, housing oil fired boiler and sump pump.

**Directions**

From Maidstone leave via the Ashford Road, A20. After approximately 4 miles and upon entering the village of Harrietsham turn right at the Lee Davey Caravan Sales into East Street, continue for approximately 1 mile at the junction with Headcorn Road turn right passing over the high speed rail bridge and M20 bridge, follow the road into Platts Heath on the Headcorn Road, the property will be found a short distance on the right left side where our for sale board will be found.



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