



29 Barling Close
Blue Bell Hill, Chatham
ME5 9RL
OIEO £550,000

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Description

A rare opportunity to purchase this spacious detached family house in the highly sought after Blue Bell Hill Village being offered with No Forward Chain. The property is cleverly and substantially extended, creating a stunning kitchen/breakfast room, spacious dining room with room for all the family. Continuing downstairs there is a study, utility room, cloakroom and a snug lounge. On the first floor there are 4 good bedrooms, an ensuite shower room, family bathroom, double garage with workshop beyond and a 48' x 46' foot rear garden being well stocked. Blue Bell Hill Village nestles on top of the North Downs with stunning views and many countryside walks in this area of outstanding natural beauty. Conveniently placed within striking distance of the Medway conurbation and Maidstone, the county town, within the parish of Aylesford with easy links to the extensive motorway network.

Location

Barling Close is located in Blue Bell Village on the outskirts of Walderslade Village, which is home to an array of small convenience shops, a doctors surgery, post office, private hospital and a local primary school. The area is further enhanced by a larger selection of shops found at the nearby Hempstead Valley shopping centre which has a Marks and Spencer's and several eateries. Chatham Dockyard is just a few miles away and draws visitors from all over the world, it has now extended to offer a selection of bars, restaurants, and outlet shopping alongside the elegant marina. Rochester is a historic town known for Charles Dickens and is less than 5 miles away. It has a Cathedral that was founded in AD604 and holds many festivities including the annual Christmas markets. The high street is steeped in history and has an array of quaint little cafes, independent retailers, and antique shops. Rochester train station is a modern design incorporating the latest high specification finishes and provides excellent high-speed links into London in less than 40 minutes. Gillingham is another neighbouring town and has an ice rink, ski centre and the lovely Capstone Park home to nature and pondlife. The Medway towns have a good selection of primary, secondary, and private schools including Kings school in Rochester which is the second oldest school in the world. Rail links from Rainham and Gillingham provide excellent connections with the city in under an hour, as well as great accessibility to Kent's coast. Whitstable has a bustling high street with a great selection of seafood restaurants, boutiques, and bars alongside a colourful harbour. The coastline is breath takingly beautiful and offers many water sports and come evening some impressive sunsets.

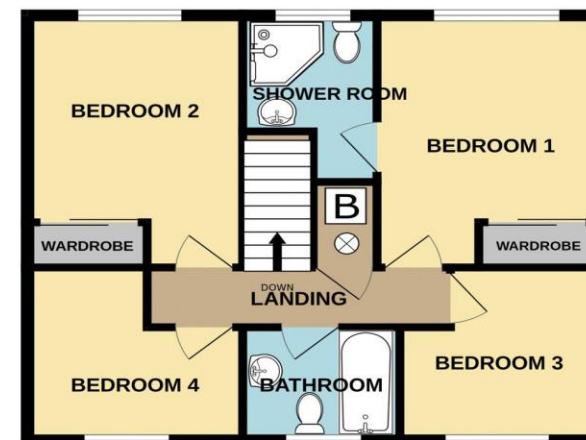
Council Tax Band F



GROUND FLOOR
1192 sq.ft. (110.7 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1726 sq.ft. (160.4 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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ON THE GROUND FLOOR

Bracketed entrance canopy. Outside light, half glazed entrance door and side panel.

ENTRANCE HALL 9' 5" x 6' 2" (2.87m x 1.88m)

Beechwood flooring, staircase to first floor, double radiator, thermostatic control for central heating.

CLOAKROOM

White suite, hand basin, mixer tap, integrated cupboard, WC, half tiled walls, beechwood flooring, double radiator, window to front.

STUDY 9' 8" x 5' 10" (2.94m x 1.78m)

Excellent range of integrated oak finish door and drawer cabinets, with extensive shelving, double aspect windows, beechwood flooring, radiator.

LOUNGE 16' 8" x 12' 5" (5.08m x 3.78m)

Adams style fire surround, inset marble, matching hearth, living flame gas fire, square bay to front, southern aspect, double radiator. Double casements doors to:

DINING ROOM 16' 6" x 12' 5" (5.03m x 3.78m)

Oak flooring, double radiator, double glazed sliding patio doors to garden, fitted blinds.

OPEN PLAN KITCHEN/BREAKFAST ROOM

BREAKFAST ROOM 12' 4" x 9' 2" (3.76m x 2.79m)

Continuous ceramic tiled floor, range of beechwood units with marble effect work surfaces, eye level double oven, window to side, vertical radiator, low voltage lighting, wide access to:

KITCHEN 12' 2" x 12' 8" (3.71m x 3.86m)

Matching range of beechwood units, 1 and 1/2 bowl stainless steel sink, mixer tap, integrated dishwasher, 5 burner range style hob, extractor hood above, metro tiled splashbacks, Velux window bathing the room in light, half glazed door and window overlooking rear garden, Myson kick heater.

ON THE FIRST FLOOR

LANDING 13' 7" x 9' 3" Max 4.14m x 2.82m)

Access to roof space, built in linen cupboard with Worcester gas fired boiler, hot water cylinder.

BEDROOM 1 12' 8" x 9' 9" (3.86m x 2.97m)

Leaded light window to front, radiator, contemporary range of built in wardrobes.

ENSUITE SHOWER ROOM

Quadrant shower, sliding doors, wash hand basin with integrated cupboard, low level WC, vinyl flooring, 3 walls fully tiled, chrome plated heated towel rail, window to front, southern aspect.

BEDROOM 2 12' 7" x 9' 3" (3.83m x 2.82m)

Contemporary range of built in wardrobe cupboard, window to front, southern aspect, radiator.

BEDROOM 3 9' 0" x 8' 8" (2.74m x 2.64m)

Window overlooking rear garden, radiator.

BEDROOM 4 8' 7" x 7' 8" (2.61m x 2.34m)

Radiator, window overlooking rear garden.

BATHROOM

White suite, fully tiled walls, panelled bath, mixer tap and shower attachment, pedestal hand basin, low level WC, double radiator, vinyl flooring, window to rear.

OUTSIDE

Front garden with an open plan lawned area, extensive brick paviour double width driveway and path, creating parking for numerous vehicles, leading to: The rear garden is a particular feature and measures 48ft x 46ft with paved patio area adjacent to the house, pollard mature trees, Oak and Sycamore, Japanese Maple, Herbaceous borders, timber garden shed, water tap, outside light.

GARAGE 16' 6" x 16' 5" (5.03m x 5.00m)

Attached brick garage 16'6 x 16'5, roller shutter entry door, electric light and power, personal door to kitchen, wide access to:

ATTACHED WORKSHOP

Brick workshop 13'7 x 7'5 with a range of built in storage cabinets.

Directions

From our Penenden heath office proceed in a westerly direction along Sandling Lane to the running horse roundabout taking the 4th exit onto the A229. Before reaching the summit of the hill take the left turn signposted Blue Bell Hill and crematorium. At the junction turn left taking the next turning on the left, and Barling is the first turning on the left.



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