



1 Pine Grove  
Penenden Heath, MAIDSTONE  
ME14 2AJ  
OIEO £425,000

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## Description

Charming Victorian semi detached Villa, occupying an elevated plot in this well established and sought after location on the Northern outskirts of the Town. This beautiful home is bursting with charm and character. With many of the original features in situ. Cast iron Victorian fireplaces, stunning original fenestration and internal doors. The plot is well stocked with many specimen shrubs and trees (former owner a professional horticulturalist) designed to provide all year round colour. Good driveway with parking for 2-3 vehicles. The accommodation features entrance porch, hallway, lounge, conservatory, dining room, kitchen, lobby, bathroom, L-shaped landing and 3 bedrooms, with gas fired heating.

## Location

Located in this well established and highly sought after tree-lined cul-de-sac on the favoured northern outskirts of the town, within one mile of the centre. Penenden Heath is a 1/4 mile distant and has a good selection of local amenities including shops, recreational facilities on the Heath including tennis, bowls, children's play area and pre-school. Educationally the area is well served with the local Sandling School catering for infants and juniors. The County town offers a comprehensive selection of amenities including two railway stations connected to London, two museums, theatre, County library, multi-screen cinema and excellent shopping facilities at Fremlins Walk and The Mall. There is a wider selection of schools and colleges for older children, in and around the town centre. 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

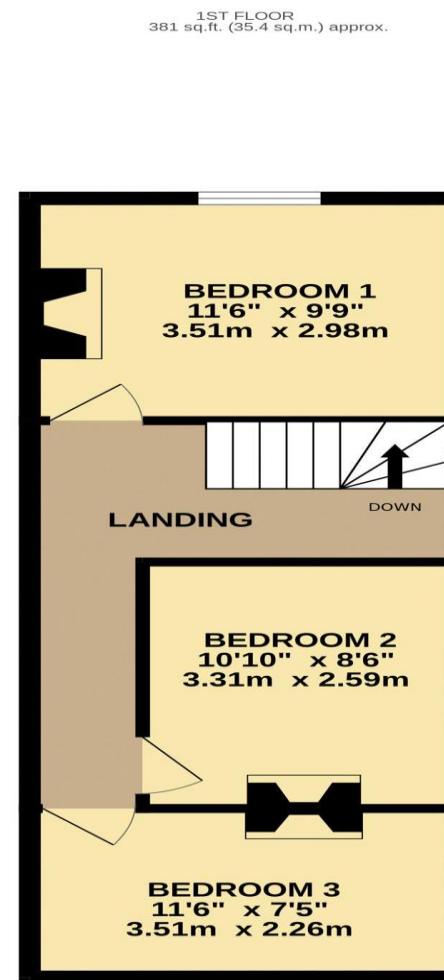
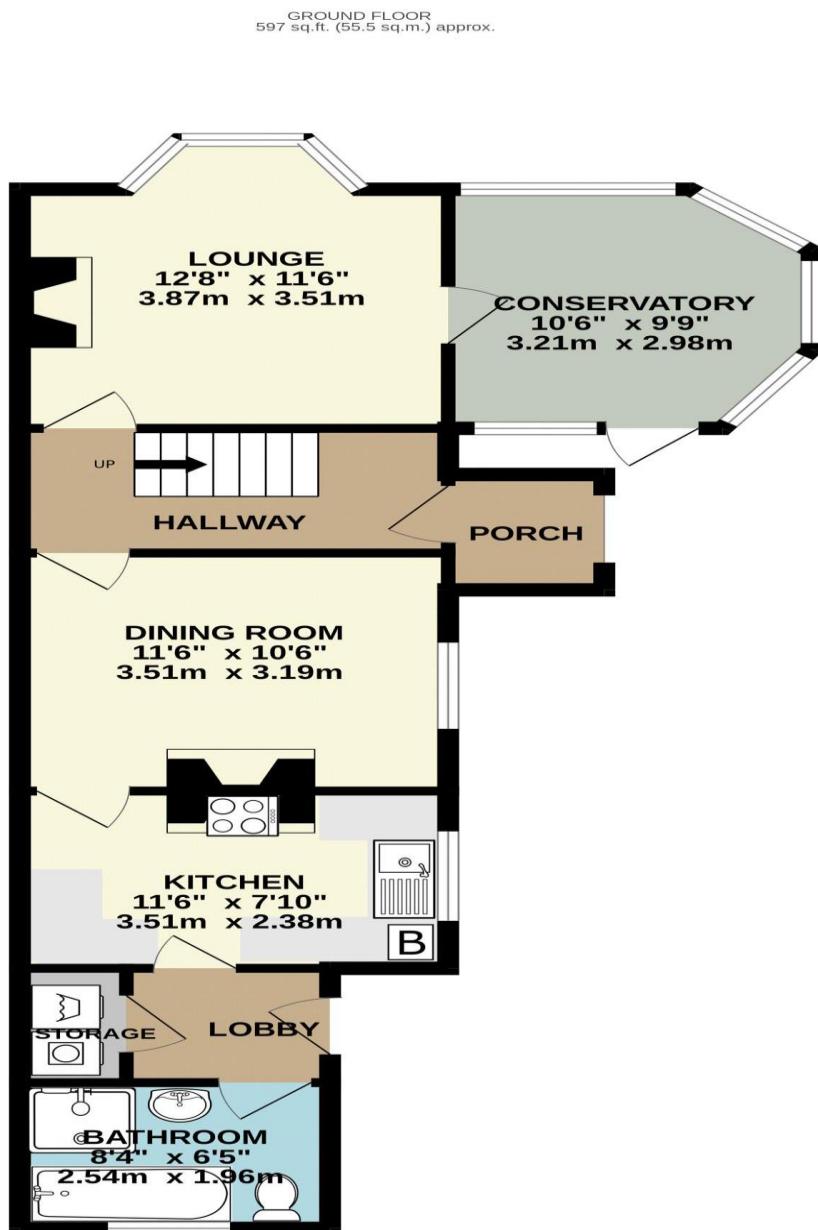
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## VIEWINGS STRICTLY BY APPOINTMENT

**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	81 B	
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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

Original doors to all rooms with brass furniture and finger plates.

### ENTRANCE

Charming entrance canopy and porch way, timbered supports, outside lighting, quarry tiled floor, partly glazed hard wood entrance door.

### ENTRANCE HALL

Staircase to first floor with decorative timber balustrade, newel post and hand rail. Under stairs recess, radiator.

### LOUNGE 12' 9" x 11' 6" (3.88m x 3.50m)

Impressive Victorian fireplace with tiled cheeks and hearth, open grate. Bay window to front affording a Southern aspect, double radiator. Door to:

### CONSERVATORY 10' 6" x 9' 9" (3.20m x 2.97m)

Enjoying a South Western aspect with a brick base, quarry tiled sill, UPVC framed double glazed units with fitted ceiling and wall blinds, overlooking the well stocked gardens. Casement door to garden.

### DINING ROOM 11' 6" x 10' 6" (3.50m x 3.20m)

Cast iron Victorian fireplace, double radiator, sash window to front affording a Western aspect, door to:

### KITCHEN 11' 6" x 7' 9" (3.50m x 2.36m)

Fitted with units having cream door and drawer fronts with brass furniture and complimenting working surfaces. One and half bowl acrylic sink with period mixer tap, fireplace recess with fitted gas cooker, pine flooring, sash window, Western aspect, tiled splashbacks, display shelving, recess low voltage lighting. Door to:

## REAR LOBBY

Built-in cupboard with space for washing machine and dishwasher, door to garden.

### BATHROOM

White traditional suite with chromium plated fittings, panelled bath with mixer tap and hand shower, separate shower cubicle with sliding door, pedestal wash hand basin with upstand, low level WC, radiator, heated chromium hand rail, pine flooring, timber panelling to dado height, tiled splashbacks, LED mirror light, extractor fan.

## ON THE FIRST FLOOR

### L-SHAPED LANDING

Spacious L-shaped landing with a delightful timber balustrade, hand rail, sash window, Western aspect.

### BEDROOM 1 11' 6" x 9' 9" (3.50m x 2.97m)

Cast iron Victorian fireplace with raised basket and cowl, built-in storage cupboard, sash window to front, Southern aspect, double radiator.

### BEDROOM 2 10' 10" x 8' 6" (3.30m x 2.59m)

Sash window to side, Western aspect, Victorian case iron fireplace, double radiator.

### BEDROOM 3 11' 6" x 7' 5" (3.50m x 2.26m)

Victorian cast iron fireplace, radiator, sash window, Western aspect.

### OUTSIDE

The property occupies a most attractive elevated corner plot with a brick and ragstone boundary wall with hedge, the gardens are delightfully secluded

and enjoy a South Western aspect, well stocked with numerous specimen shrubs designed to create all year round colour. Extensive brick paviour herringbone patterned driveway with ample parking for 2/3 vehicles, timber garden shed, feature courtyard ideal for outdoor entertaining.

### Directions

From our Penenden Heath Office proceed in a southerly direction into Boxley Road, Pine Grove will be found fourth turning on the left, the property is located on the corner of Pine Grove/Boxley Road.



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