



42 Kingswood Road  
Kits Coty | Aylesford | Kent | ME20 7EJ

FINE & COUNTRY

# Seller Insight

“The very first time I drove through the gates of the property, I was enchanted by the setting within beautiful gardens,” says the current owner of 42 Kingswood Road. “When I reached the house and saw the wonderful views from the first terrace, I instantly decided to buy the property without even entering the house.”

“Since purchasing the house we have spent over £400k on refurbishing and improving the house,” the owner continues, “not to mention the enormous improvements to the garden over the last 7 years. The huge grounds approach 5 acres in size, so we have even been able to develop a testing golf course here, with the longest hole around 160 yards. Overall, the house is great for nature and sport lovers alike, with the pool, golf course and masses of wildlife including rabbits, foxes and even badgers regularly visiting the garden. Birds flock to the garden and are attracted to the large red beech trees, including resident woodpeckers, finches and parakeets. Indeed, the large indoor swimming pool is one of the best features: it is great to start the day with an invigorating swim, with surround sound and panoramic views from the pool to add to the enjoyment. The grandchildren love this, too, together with a large cottage style Wendy house in the garden which they never want to leave.”

This is the ideal home for everyday family life and entertaining alike. “The house enjoys not one, but two Master bedrooms with floor to ceiling glass and French doors to another terrace,” the owner says. “These rooms have the same panoramic views to the west that can be viewed from the comfort of your bed. It really makes you feel alive to wake up to such a stunning vista on a sunny morning. The house is a great party house with a purpose built 7 metre outside room complete with television, adjoining a large terrace. We have held parties with up to 100 guests at the house and regularly have gatherings and barbeques for over 30 people.”

The location of the property has much to recommend it, too. “The house has great access to the motorway network, with both the M2 and M20 only 2 minutes away at either end of Bluebell Hill. Despite its closeness to major road networks, when you enter the property it is difficult to comprehend where you are: it is like entering a secret garden, but with views spanning 20 miles to the west. The sun shines directly onto the house and garden from around 11 am, lingering all day up until the fantastic sunsets to be enjoyed from the many terraces and seating levels around the house and garden. All in all, we will sorely miss this house and all that there is to enjoy here.”\*

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# Step inside

42 Kingswood Road

Fine and Country proudly presents this extraordinary four-bedroom detached family residence in the serene Kits Coty setting, boasting breathtaking elevated vistas over the picturesque Kent countryside.

This exceptional property offers nearly 3,000 square feet of highly versatile living space, spanning three floors, featuring four bedrooms with four luxurious bathrooms. Three generously sized reception rooms complement a contemporary kitchen and breakfast room, perfect for culinary enthusiasts. The elegant contemporary interiors feature inbuilt surround sound, catering to your entertainment needs. This home is designed for both social gatherings and intimate moments with loved ones.

With secured planning permission for future enhancements, this property offers endless possibilities. The panoramic views are enhanced by approximately 4.5 acres of parkland-style gardens, complete with woodlands that create a haven for wildlife. Majestic beech trees grace the lawns, adding to the property's unique charm.





# Step outside

42 Kingswood Road

Indulge in leisure facilities, including an indoor swimming pool and a gym area. Golf enthusiasts will appreciate the challenging course within the grounds, comprised of five-holes and drives of 160 yards. The outdoor lounge room with a log burner opens to a spacious sun terrace, ideal for relaxation and hosting larger gatherings.

Practicality meets luxury with a detached double garage, a generous driveway for multiple vehicles, and a separate shed for your garden tools and ride-on mower. Conveniently located within easy reach of Aylesford, Rochester, and Maidstone, you'll have access to a range of amenities, from retail outlets and restaurants to state and grammar schools and leisure facilities.

Commuters will appreciate the nearby M20 and M2 motorways for excellent connections to London and the coast. Aylesford railway station, just three miles away, provides access to London St Pancras, while Ebbsfleet International, with high-speed links to the capital, is only a 15-minute drive.

This property offers more than just a home; it offers a lifestyle. Experience the pinnacle of luxury living in Kits Coty. Contact Fine and Country to transform this dream property into your reality.

Freehold  
Council Tax Band F  
EPC Rating D

*Guide price* £1,250,000 - £1,350,000



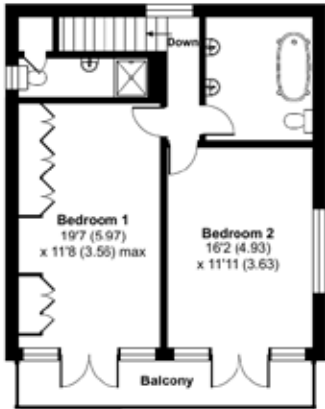
# Kingswood Road, Aylesford, ME20

Approximate Area = 2963 sq ft / 275.2 sq m (Includes Annexe And Excludes Garage / Garden Room)

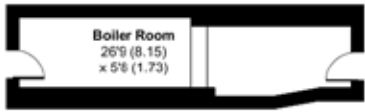
Outbuildings = 150 sq ft / 13.9 sq m

Total = 3113 sq ft / 289.1 sq m

For identification only - Not to scale



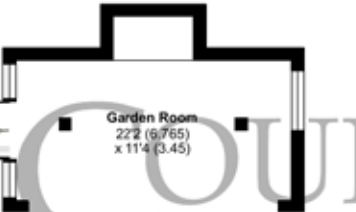
FIRST FLOOR



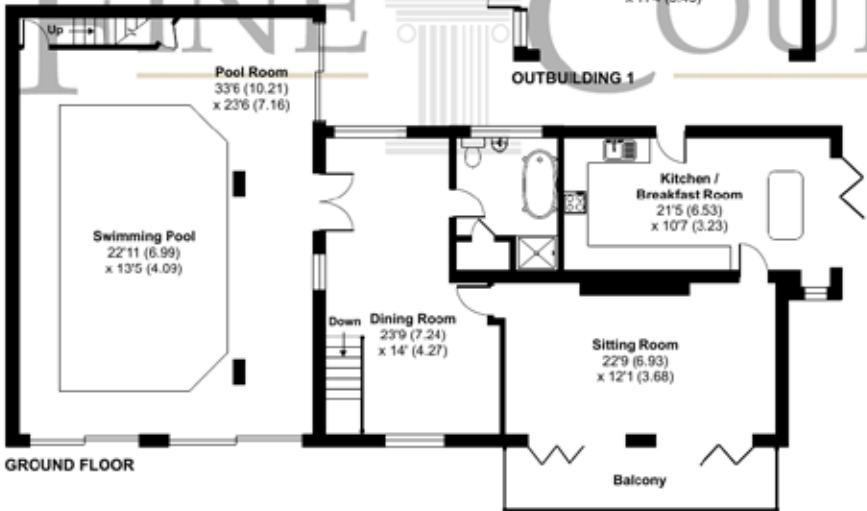
OUTBUILDING 2



Garage  
21'7 (6.58)  
x 20'5 (6.22)



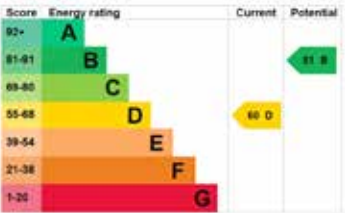
OUTBUILDING 1



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrschem 2023. Produced for Fine & Country. REF: 1038046



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed





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