



Merridale
Cossington Road | Walderslade | Kent | ME5 9JB

FINE & COUNTRY

Seller Insight

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Built in 1992, this lovely four-bedroom detached family home enjoys a very peaceful location on the edge of the thriving Medway towns and close by Maidstone the County town of Kent. “We bought the house just a few months after its completion, and for us, one of the biggest selling points was definitely the location,” says the owner. “It sits within a little enclave of properties that are adjacent to woodland so it has a countryside feel. We enjoy direct access to the woods so we can step out of the door and go for lovely long walks, and we’re also just a stone’s throw from the centre of the towns so everything we need is within easy reach, including easy access to the M20 and M2 motorways and the high speed railway into London from Rochester. It’s a place that I’d say offers many convenient opportunities.”

“The house was constructed by a local developer and it has been very well designed and built to an high standard so it’s been really easy to maintain. It’s very spacious – deceptively so – and the use of various rooms can be adapted and changed depending on need so the accommodation is very versatile. Over time we’ve enhanced the house further by adding another garage, an attractive porch that has upped the overall curb appeal, and we also extended the kitchen to incorporate a breakfast area. That’s now a really lovely room and one we tend to use more than the dining room.”

“When we initially came across the property, another big selling point was the superb amount of outside space. The house sits on a generous plot so we have a large driveway to the front and a good-size garden to the back. The garden itself is arranged over tiers and during our time here we’ve added lots of shrubs that create colour and interest all year round. However, the space has been designed to be low maintenance, which has afforded us more time to just sit out and enjoy it.”

“The kitchen is the hub of the home, but my favourite room is probably the sitting room. It has an open fire so despite being a large space it’s very cosy in winter. I also like the fact that when the sun is shining we can open up the patio doors and bring the outside in.”

“Our close proximity to acres of woodland, which has been granted voluntary village green status, is definitely one of the things that I’ve enjoyed most about the setting. It’s a lovely environment to go walking in and there are picnic areas dotted here and there so it is a nice place to take the children when they are young. I was actually part of the Walderslade Woodlands Group, or WWG as they’re known, which is a volunteer group that helps to maintain the three valleys and five plateaux that make up the Walderslade Woodlands, and that was something I took a lot of pleasure from.”

“A very useful feature is the superb amount of parking space, which we were severely lacking at our previous home. With careful planning we can fit up to six cars on the driveway and then we also have the two garages.”

“We are downsizing to accommodation which will suit our current needs better, which we’re very much looking forward to, but one of the things we’ll definitely miss is the space we have here,” says the owner. “Merridale has been a wonderful home for the past three decades and I’m sure the new owners will be just as happy living here as we have been.”

* 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

Merridale

Fine & Country are delighted to present Merridale, a charming four-bedroom family home nestled along a serene tree-lined no-through road adjacent to the picturesque setting of Walderslade Woods. Built in 1992, this modern, well-maintained residence offers a lifestyle of tranquillity and comfort.

Boasting a versatile layout over two floors, this residence presents a spacious and well-designed interior. The ground floor features a large, well-equipped kitchen breakfast area for culinary delights, complemented by a utility/boot room and a formal dining room with a charming bay window. Additionally, a generously proportioned study provides an ideal space for remote work.

The living room is adorned with an imposing brick-built fireplace, creating a warm ambiance, while offering views and access to the beautifully presented south-westerly facing landscaped garden. Imagine enjoying morning coffee, a glass of wine, or al fresco dining in this inviting space.

Ascending the stairs, the first floor maximises available space, comprising four double bedrooms, all equipped with inbuilt wardrobes and storage solutions. The principal bedroom boasts a luxurious en suite bathroom with a separate shower, while the remaining three bedrooms are served by an extremely large family bathroom, with potential for reconfiguration and the addition of secondary en-suite facilities.





Step outside

Merridale

This exceptional family home is enviably located within mature gardens. The tiered rear garden leads from a patio to a lush lawn bordered by prolifically stocked beds of mature shrubbery and herbaceous plants, providing year-round colour and fragrance.

For those with cherished vehicles, two integrated garages offer secure parking and additional storage space. The driveway, adorned with fine shingle, provides ample off-street parking for numerous vehicles.

Located on the fringes of Walderslade Woods, Merridale affords access to explore the many acres of woodland. Conveniently accessible via the M2 and M20 motorway networks, this location provides direct links to Hempstead Valley, Bluewater shopping Centre, London, and Maidstone. Nearby Rochester and Chatham - railway stations offer swift connection to London.

With highly regarded private schools like Kings and St Andrews within 5 miles in the neighbouring city of Rochester, Merridale embodies the essence of a sophisticated and desirable family home, perfectly blending modern comforts with natural tranquillity in an enviable location.

Freehold
Council Tax Band D
EPC Rating D

Guide price £700,000 - £725,000



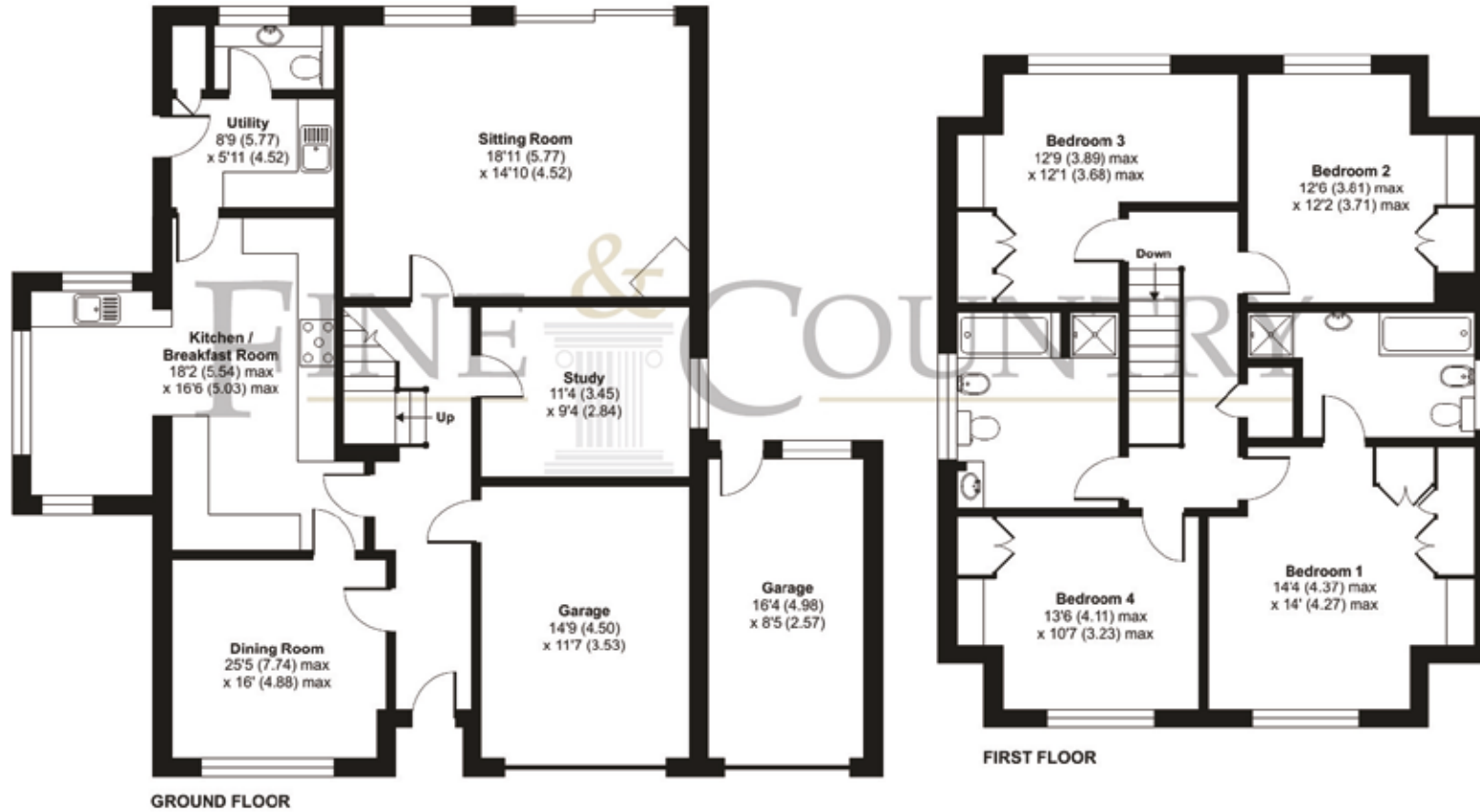
Merridale, Cossington Road, Chatham, ME5

Approximate Area = 1952 sq ft / 181.3 sq m

Garages = 321 sq ft / 29.8 sq m

Total = 2273 sq ft / 211.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rtschecom 2023. Produced for Fine & Country. REF: 1060535



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