



Westwell

Penenden Heath Road | Penenden Heath | Maidstone | Kent | ME14 2DE

FINE & COUNTRY

Seller Insight

“Westwell is a superb family home, which enjoys an excellent location, and the present owners were thrilled to find it. They were looking for a house with character, generous rooms and access to good schools, motorway links and local facilities. Westwell ticked all their boxes and has been a much loved home for the past nine years.

Westwell is an impressive nineteen thirties property and when they moved in, the owners wanted to restore some of the period character of the house and added panelling to the hallway and stairs and returned the ceiling roses. The office and children's playroom in the garden and the orangery, all increased the space and the pleasure of life in Westwell.

The whole house is appreciated, and the owners say first time visitors are always impressed by the wow factor of the panelled hallway which sets the tone for the aesthetic pleasure of the rest of the home.

The kitchen is the busy hub and sociable centre of the home. It is where the family can be together for chatty meals or settle into one of the comfy chairs and watch television, whilst the log burner completes the warm and inviting ambience. On a warm day you can open the French doors to let the garden in or have an al fresco breakfast on the patio.

The lounge is perfect for family time but is also an elegant room for more formal entertaining, and over the years has been an excellent Christmas room. The room flows into the orangery where you have the peaceful view to the garden and is the perfect place for a cup of coffee and some relaxing down time.

The large patio and garden make a charming outside living room. It is where you can enjoy a tasty meal prepared in the outside kitchen or soak in the hot tub. The patio leads onto the lawns which have been great for swings and children's games, whilst the well equipped office and the children's playroom complete the garden as another sociable centre for family and friends.

Westwell has the advantage of easy access to the leisure, work and educational facilities in the area. It is situated in Penenden Heath which has a strong community spirit, good schools, green spaces and a parade of local shops for everyday needs; but you can walk into Maidstone in twenty minutes, as it is only two miles away. Blue Water is a short distance away and it is only five miles to Hempstead Valley Shopping Centre.

The owners will sorely miss the house and say it has given them everything they needed. They take away very many happy memories.

* 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

Westwell

Fine & Country are pleased to introduce Westwell, a truly magnificent family residence where charming period features blend seamlessly with desirable 21st century comforts and elegant contemporary interiors.

Originally constructed in the 1930s, Westwell has been thoughtfully reimaged by its current owners, who have worked with care and sensitivity to celebrate the character of the period, while enhancing the aesthetic and creating expansive, light-filled spaces. The carefully curated use of materials, walls adorned with wood panelling, exposed brickwork and rich timber floors—brings warmth and texture, while the architectural reconfiguration allows natural light to pour through, creating a home that is both stylish and inviting.

Step inside and you are welcomed by an invitingly generous hallway, setting the tone for the sense of space and comfort that defines this exceptional home. At its heart lies a beautifully hand-crafted contemporary kitchen, where marble and granite work surfaces combine with high-specification appliances to deliver a kitchen as practical as it is elegant. The kitchen flows effortlessly into the dining area and on to an informal lounge, where French doors open onto the outdoor living space. A striking roof lantern fills this area with light by day, while a log-burning stove brings cosy warmth by night, perfect for relaxed family living.

Cleverly designed internal bi-fold doors offer the flexibility to connect the informal and formal reception areas, creating a truly inspired space for entertaining larger gatherings of family and friends, or closing to create more intimate spaces as the occasion demands. This seamless flow from indoor to outdoor space invites al fresco dining and effortless entertaining, whatever the season. Further versatility comes from an additional reception room, currently used as a playroom but easily adaptable as a ground-floor fifth bedroom, home office or snug. Practicality is woven into every corner of the home, with a dedicated utility room, cloakroom, boot room and ample storage completing the ground floor.

Ascend to the first floor and discover a sanctuary of calm and contemporary flair. Four generously proportioned bedrooms await, including a stunning principal bedroom complete with luxurious en-suite facilities. The remaining bedrooms are served by a beautifully appointed family bathroom, offering both a walk-in shower and a freestanding roll-top bathtub, perfect for an invigorating start to the day or a long, relaxing soak.







Step outside

Westwell

Outside, Westwell continues to impress with its beautifully landscaped formal garden. A large wrap-around Indian sandstone terrace provides dedicated areas for an outdoor kitchen and hot tub, each sheltered beneath attractive oak-framed pavilions, creating the ultimate space for outdoor living and entertaining. A quaint wooden gate opens onto an expansive lawn, an ideal playground for children, while a path leads to a charming timber-clad cabin, currently used as a home office but equally suited to serve as a gym, games room or home cinema. The cabin's pretty veranda offers an idyllic spot to relax and unwind, while a separate, beautifully crafted children's cabin promises hours of fun. A large garden shed provides additional, practical storage.

The property is set beyond wrought iron gates, opening onto a spacious driveway with ample parking for numerous vehicles. The former garage has been cleverly converted to provide further internal accommodation, enhancing both space and versatility for modern family life.

Location

Westwell enjoys a prime location in one of Maidstone's most desirable areas, offering superb commuter links with the M20 motorway network just a few minutes' drive away. Maidstone East station lies just over a mile distant, while the high-speed service from Maidstone West provides swift connections to St Pancras International. The town centre is within easy reach, offering a wide range of shops, restaurants, cafes, bars, and leisure facilities. The area boasts excellent primary, secondary and grammar schools, all contributing to its appeal for families.

Set within the community of Penenden Heath, Westwell offers the perfect balance of tranquillity and convenience. The area is known for its strong community spirit, excellent schools, green spaces, and local parade of shops for everyday essentials, while Maidstone's vibrant town centre is a mere twenty-minute walk. For those seeking retail therapy, Bluewater Shopping Centre is easily accessible, with Hempstead Valley Shopping Centre just five miles away.

Freehold

Council Tax Band G

EPC Rating C

For mobile phone coverage in this area please look online

Ultrafast, Superfast and Standard Broadband is available at the property

Utilities:- Electric / Gas / Mains Water / Mains Drainage / Cable TV or Satellite / Phone / Broadband

Guide price £800,000 - £850,000

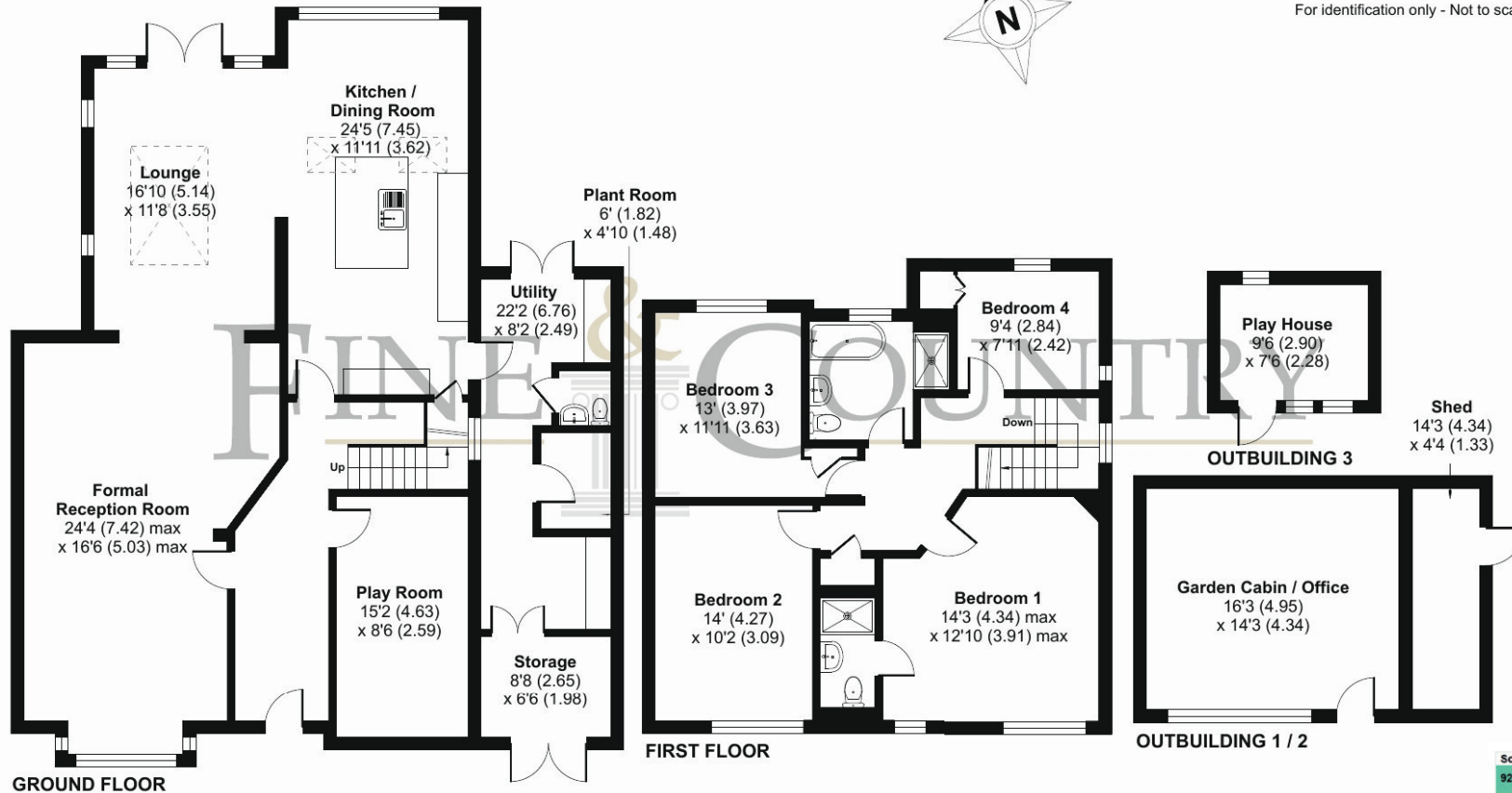
Penenden Heath Road, Maidstone, ME14

Approximate Area = 2233 sq ft / 207.4 sq m

Outbuilding = 364 sq ft / 33.8 sq m

Total = 2597 sq ft / 241.2 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

OUTBUILDING 1 / 2

OUTBUILDING 3



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country (Kent). REF: 1305198

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 © 2025 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 27.06.2025



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