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8, St. Francis Close, Penenden Heath, Maidstone, ME14 2FR

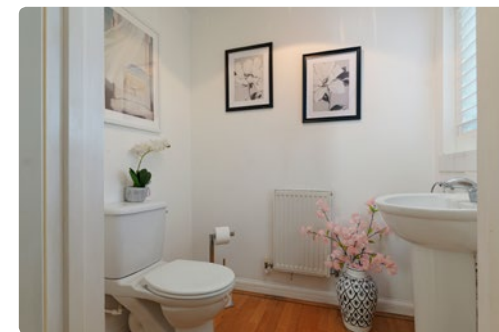
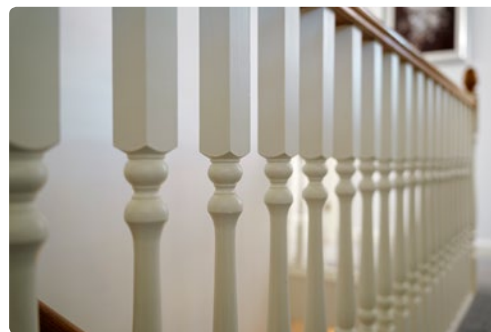
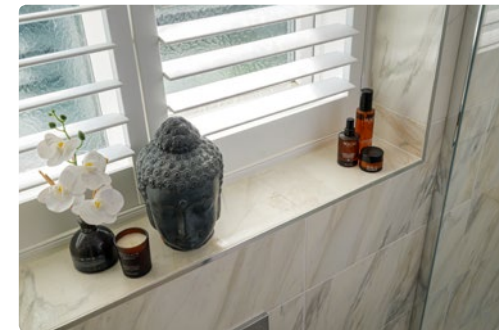
5 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS



Freehold

8, St. Francis Close, Penenden Heath, Maidstone, ME14 2FR

- Substantial Detached Family Home
- 1900 Sq.Ft Of Beautifully Presented Accommodation
- Quartz Topped Kitchen With Breakfast Bar & Utility
- Two Additional Receptions & Conservatory
- Five Bedrooms, Dressing Room & Two Bathrooms
- Southeasterly Facing Rear Garden & Hot Tub
- Large Driveway & Double Garage
- Exclusive Close In Penenden Heath Village



SITUATION:

Penenden Heath is a charming and desirable area located just outside of Maidstone, in the heart of Kent. Known for its picturesque surroundings, it offers a peaceful and semi-rural lifestyle while still being within easy reach of all the amenities and transport links of a bustling town. The area boasts a rich history, with its name stemming from the old Anglo-Saxon term "Penenden," meaning a hill or mound, which is reflected in the gently undulating landscape that offers scenic views over the North Downs.

The village of Penenden Heath is characterised by its attractive mix of traditional homes and modern properties, making it a popular location for families and professionals alike. The village itself offers a blend of tranquil living with a close-knit community atmosphere. It is surrounded by beautiful countryside, perfect for outdoor enthusiasts, with walking and cycling routes that explore woodlands, and farmland of Kent.

Nearby, Maidstone, Kent's county town, is just a short distance away, offering a wealth of shops, restaurants, cultural attractions, and excellent schooling options. Maidstone's vibrant town centre features a mix of historic architecture and modern developments, with plenty of green spaces such as Mote Park, a 450-acre parkland offering outdoor activities and lakeside walks.

With its easy access to transport links, including the M20 motorway and direct train services from Maidstone to London, Penenden Heath is an ideal base for commuters looking to enjoy the tranquillity of the countryside without being far from the capital. Whether you're exploring the local countryside or enjoying the nearby amenities of Maidstone and surrounding villages, Penenden Heath offers the perfect balance of peaceful rural living and convenience.



DESCRIPTION:

A substantial five-bedroom detached family residence offering over 1900 sq.ft of spacious and versatile accommodation, complemented by a southeasterly -facing rear garden and generous plot. Positioned within the desirable Penenden Heath area, St Francis Close is an exclusive and peaceful development built in 2013 by renowned developer Linden Homes, occupying the former grounds of St Francis School.

The property has been significantly enhanced by the current owner, who has created a stylish and beautifully considered family home with an eye for detail. Improvements include an elegant quartz-topped kitchen, contemporary shutters throughout, new carpets, a calm palette of neutral décor and a newly fitted en-suite shower room. Set within a peaceful close surrounded by mature trees, the property enjoys an attractive position with a generous frontage providing ample parking, while the south-



facing rear garden offers a private and appealing outdoor space. The front door opens into a spacious entrance hall, with a useful cloakroom and staircase rising to the first floor.

To the left is an elegant sitting room, featuring intricate decorative ceiling coving, an attractive gas fireplace and French doors opening into the double-glazed conservatory. Double doors also connect the sitting room through to the impressive open-plan kitchen and dining area, creating excellent flow between the principal reception spaces.

The kitchen has been thoughtfully upgraded with a stylish quartz worktop and an excellent range of integrated appliances, including an induction hob, double oven and dishwasher. A generous island peninsula provides a natural division between the kitchen and dining areas while retaining the open and sociable feel of the space. A useful adjoining utility room provides further storage and ample space for laundry appliances.

Completing the ground floor is a versatile snug, currently ideal as a relaxed secondary sitting room but equally suited to use as a playroom, home office or study. The first floor is arranged around a galleried landing and provides five generously proportioned bedrooms together with a well-appointed family bathroom. The principal bedroom enjoys views over the rear garden and benefits from a walk-in dressing room and luxurious en-suite shower room.

OUTSIDE:

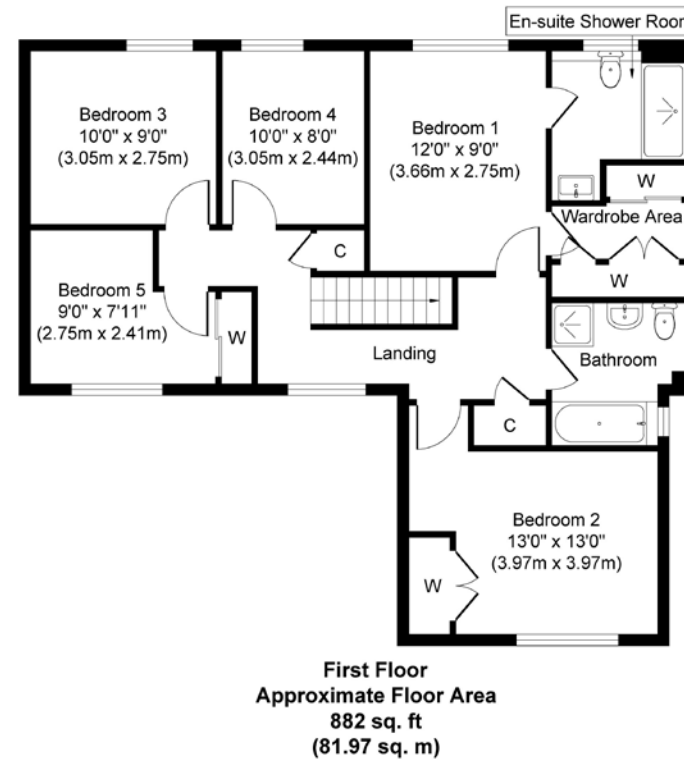
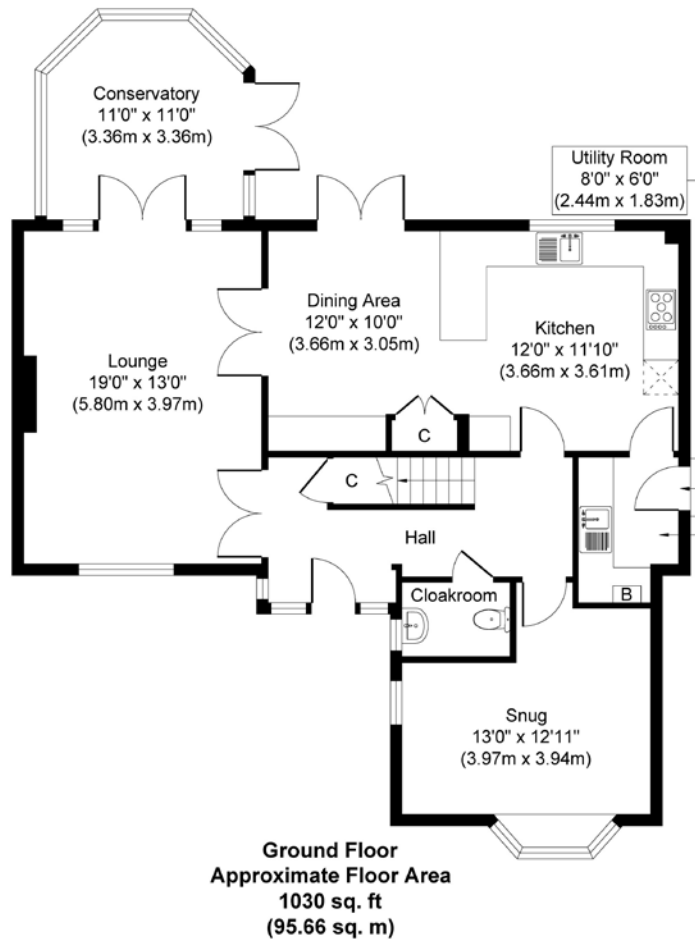
The south-easterly facing rear garden has been thoughtfully designed for both entertaining and relaxation, featuring a generous sandstone patio ideal for alfresco dining. Colourful planted borders add interest, while the remainder is predominantly laid to lawn and enclosed by fencing, creating a private and attractive outdoor space. A hot tub is also included in the sale. To the front, a private driveway provides ample parking and leads to a double garage.











TOTAL FLOOR AREA: 1912 sq. ft (177 sq. m)



EPC RATING
C



COUNCIL TAX BAND
G



GENERAL INFORMATION
All services are mains connected

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