



Fairlight Woodland Way
Penenden Heath, Maidstone
ME14 2EU

Offers in Excess of £500,000

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Maidstone
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Description

A beautifully presented four-bedroom 1930s semi-detached home, combining contemporary open-plan living with charming period character. Offering just under 1,500 sq ft of stylish and versatile accommodation, this impressive family home is wonderfully light and airy throughout and has been thoughtfully updated to create an excellent balance of modern design and original features.

At the heart of the home is a superb open-plan living space, complemented by a fitted wood-burning stove, creating a warm and inviting setting for both everyday family life and entertaining. The property also benefits from solar panels, providing a welcome energy-efficient addition. The converted loft provides a spacious bedroom, enjoying spectacular far-reaching views across the North Downs and surrounding countryside.

Outside, the property continues to impress with a 90 ft rear garden, ideal for entertaining, relaxing and family life. A private driveway and detached garage provide excellent off-road parking and useful additional storage.

Set in the heart of sought-after Penenden Heath, the property is ideally positioned for an excellent range of local amenities and convenient transport links, making this a superb choice for families and commuters alike.

A wonderful family home offering generous proportions, character and contemporary style in a highly desirable location, with the added benefit of exceptional countryside views.

Location

The Heath offers an excellent selection of local amenities including shops providing for everyday needs, recreational facilities on the Heath including tennis, bowls together with numerous countryside walks, a children's play area and pre-school. Educationally the area is well served with the local Sandling School being within a quarter of a mile, catering for infants and juniors. Maidstone town centre is some one mile distant and offers a more comprehensive selection of amenities including excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. There is a wider selection of schools and colleges in and around the town centre.

Council Tax Band

E

VIEWINGS STRICTLY BY APPOINTMENT

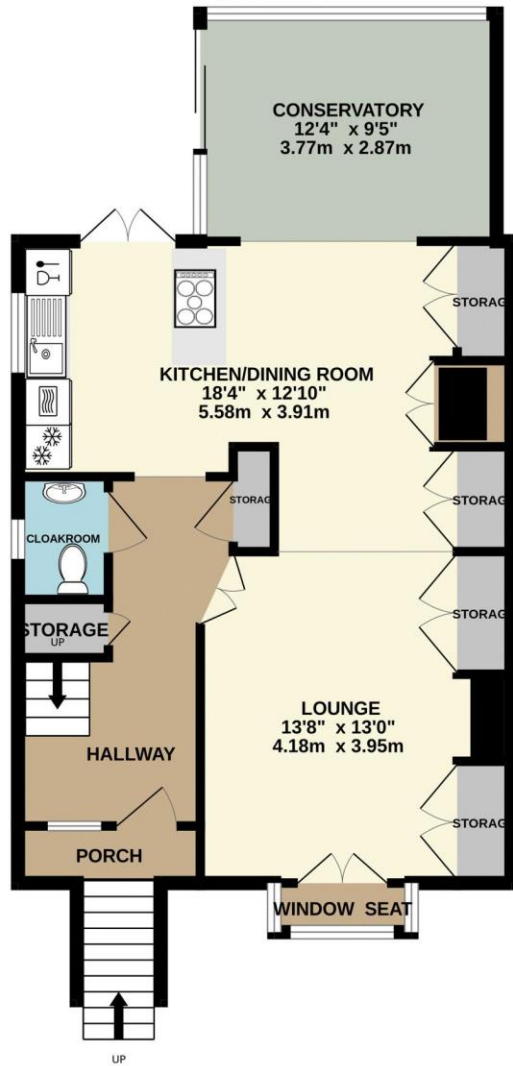
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)

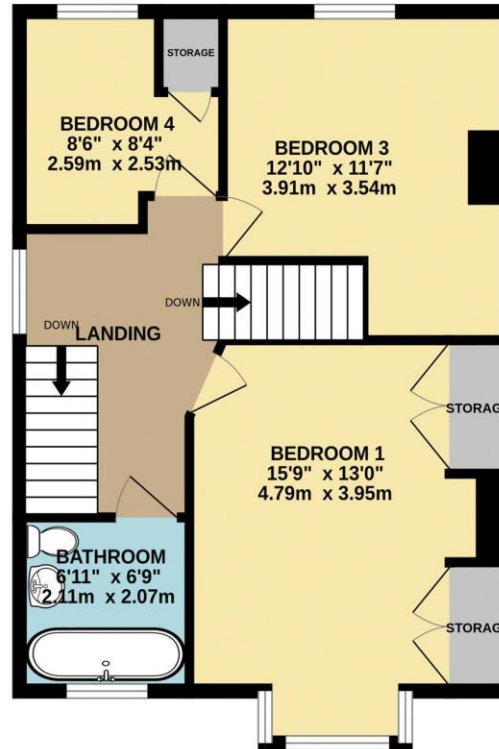


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

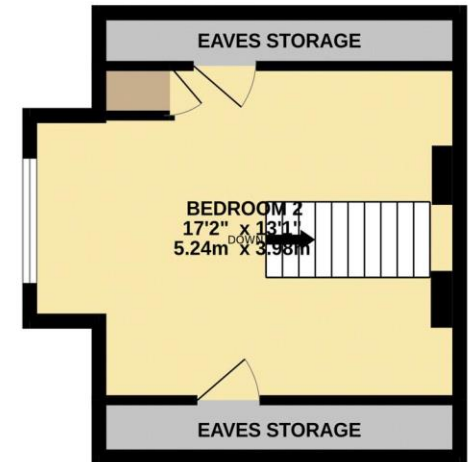
GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



2ND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 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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ENTRANCE CANOPY

Shallow and deep steps lead up to the front entrance, flanked by brick walls with low pillars. A brick archway with recessed spotlights frames the dark grey composite entrance door, which features black door furniture, two stained-glass panels and a matching side window.

ENTRANCE HALL

Recessed entrance mat, traditional column radiator, staircase rising to the first floor with useful understairs storage, striking Victorian-style geometric patterned ceramic tiled flooring, and additional built-in storage cupboard.

CLOAKROOM

Continuous Victorian-style ceramic tiled flooring, fitted vanity unit with inset wash hand basin, woodblock worktop and storage cupboards beneath, WC, side-facing window, sensor-activated recessed low-voltage lighting, metro-tiled walls, and concealed wall-mounted gas-fired boiler.

LOUNGE 13' 8" x 13' 0" (4.16m x 3.96m)

Oak-effect Karndean flooring, front-facing box bay window with fitted shutters and built-in bench seating incorporating useful storage beneath, wood-burning stove set on a slate hearth with stone surround and mantel, fireside storage cupboards and shelving, picture rail, vertical column radiator, and wide opening leading through to:

KITCHEN / DINER 18' 4" x 12' 10" (5.58m x 3.91m)

A stylish range of fitted units with pastel blue painted door and drawer fronts, complemented by white quartz work surfaces. Integrated appliances include a fridge/freezer, dishwasher, eye-level Neff oven and grill, and five-burner Lamona induction hob. Inset stainless steel one-and-a-half bowl sink with mixer tap and recessed drainer, deep pan drawers, metro tiled splashbacks, side-facing window and double casement doors opening onto the southerly aspect rear garden. Opening into the dining area with continuous Victorian-style ceramic tiled flooring throughout both spaces, recessed low-voltage lighting, vertical column

radiator, a range of built-in storage cupboards, and a wide opening leading through to the conservatory.

CONSERVATORY 12' 4" x 9' 5" (3.76m x 2.87m)

Polycarbonate roof, plumbing and space for washing machine, with windows and doors opening onto the east-facing rear garden.

ON THE FIRST FLOOR

LANDING

Side-facing window and built-in cupboard concealing the staircase rising to the second floor.

BEDROOM 1 15' 9" x 13' 0" (4.80m x 3.96m)

1930s Art Deco-style tiled fireplace with matching hearth, fitted wardrobes with wooden doors and decorative glazed-fronted cupboards, front-facing box bay window with fitted shutters, radiator and picture rail.

BEDROOM 3 12' 10" x 11' 7" (3.91m x 3.53m)

Oak-effect flooring, radiator and rear-facing window enjoying a pleasant easterly outlook over the garden.

BEDROOM 4 8' 6" x 6' 4" (2.59m x 1.93m)

Oak-effect flooring, radiator and rear-facing window enjoying an easterly aspect, with built-in display shelving and storage cupboards, one incorporating a hanging rail.

BATHROOM 6' 11" x 6' 9" (2.11m x 2.06m)

White suite with chrome fittings, comprising a vanity unit with concealed-cistern WC, wash hand basin and storage cupboards beneath, together with a panelled double-ended bath with shower over. Front-facing window with fitted shutters, wood-effect flooring, fully tiled walls, extractor fan and chrome-plated heated towel rail.

ON THE SECOND FLOOR

BEDROOM 2 17' 2" x 13' 1" (5.23m x 3.98m)

Wood-effect flooring, generous 8ft wide dormer side-facing picture window enjoying stunning views towards the North Downs and surrounding countryside, exposed brick statement wall complemented by acoustic wall panelling on a different wall, two eaves storage cupboards and access to the roof space.

OUTSIDE

To the front of the property is a resin driveway with slate detailing, providing ample off-road parking for several vehicles. Double wooden gates to the side provide vehicular access through to the rear garden and detached garage.

The east-facing rear garden extends to approximately 90 ft and features a spacious paved patio adjoining the house, with steps leading up to established lawned areas. The garden is attractively planted with a variety of mature shrubs and plants and includes an ornamental fish pond with cascading water feature. Further benefits include a storage shed, outside tap and external lighting. A detached single garage is positioned to the rear, with double wooden doors, power and a side window overlooking the garden.

Directions

From our Penenden Heath Office proceed in a westerly direction into Sandling Lane, taking the second turning on the left into Woodlands Way and the property will be found on the left hand side, as indicated by our sign board, just beyond the turning to Byron Road and adjacent to Woodlands Way.



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