



100 Sandling Lane  
Penenden Heath | Maidstone | Kent, ME14 2EB

 FINE & COUNTRY

# Seller Insight

““We were immediately drawn to the space 100 Sandling Lane offers, the setting, and the lifestyle here,” say the owners of this substantial family home on Penenden Heath. “It’s on a large plot with plenty of parking, and the view across the North Downs at the back is something we’ll really miss.”

Originally a three-bedroom bungalow, the property was converted by the previous owner around 2018/2019 into a generous house arranged over three floors, creating a modern and flexible home ideal for family life. Inside, the owners say the layout has made everyday living and entertaining easy. “The open-plan kitchen and lounge is definitely our favourite space,” they say. “It’s where we’ve had large family get-togethers, and it’s been fantastic for bringing everyone together.” One of their favourite improvements has been the outbuilding. “We insulated it and added water and electricity, and it’s now used as a bar and leisure room,” they explain. “It’s been a real hit with the family and has made entertaining even better.”

The garden has been designed with sociable, low-maintenance living in mind. “It’s a compact garden, but it really works,” say the owners. “The artificial grass looks great and is easy to maintain. The raised flower beds add colour and interest. At the back, there’s a covered seating area that’s private and secluded, which we’ve loved using.” A newly built garden shed adds further storage.

“Penenden Heath is a beautiful part of Maidstone,” they explain. “There are great open spaces for walking, the Heath is a buzz of activity and Cuckoo woods are 200 metres from the house, which makes access wonderfully easy.” Despite the green surroundings, the location is highly convenient. “We’re right on the edge of town – it’s about a 20-minute walk to the centre, shops, and train links,” they add. “Being in the catchment area for really good schools for all ages was a big deciding factor for us when we bought the house in 2020.”

Reflecting on their time here, the owners say, “The open-plan layout, the garden, and the bar have made for some great days over the last five years.” They add, “We’ll be taking the memories of bringing our two families together here and will miss having all that off-street parking for when everyone comes to visit.”\*

\* 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

100 Sandling Lane

Fine & Country presents a striking and substantial family home on Sandling Lane, set on the edge of Penenden Heath with far reaching views towards the North Downs. Originally a bungalow and thoughtfully reconfigured into an expansive three storey residence, the property now offers generous and highly versatile accommodation designed around modern family life and effortless entertaining.

From the moment you step inside, the proportions are evident. Clean architectural lines, a calm contemporary palette, and an abundance of natural light create an interior that feels refined yet welcoming. At its heart lies an impressive open plan living space, a sociable setting where daily routines and special occasions coexist with ease. Bi fold doors draw the outside in, roof lights enhance the sense of volume, and there is space enough for relaxed seating, long dinners, and lively gatherings. It is a room that adapts beautifully to the rhythm of family life.

The kitchen area forms part of this open environment and offers the incoming owner an opportunity to tailor the final specification to their own taste, ensuring the space reflects personal style as much as function. A separate utility room keeps practical elements discreetly arranged, while a contemporary shower room and an additional reception room, currently used as a home office, provide flexibility for guests, multigenerational living, or ground floor bedroom use.

The first floor reveals a principal suite extending across the rear of the house, enjoying elevated views towards the Downs. A dedicated dressing area and sleek en suite shower room create a calm and private retreat. Three further double bedrooms and a well-appointed family bathroom complete this level, each finished in a cohesive and contemporary style. On the top floor, a particularly spacious bedroom with adjoining study area and walk in wardrobe offers excellent independence, ideal for older children, visiting guests or those seeking a quiet workspace.





# Step outside

100 Sandling Lane

Outside, the garden has been arranged for low maintenance living without compromising on atmosphere. A generous stone terrace and pathways frame areas for seating and entertaining, while a timber framed pagoda provides a sheltered setting for alfresco dining and late summer evenings. Raised planters are well stocked with a mature mix of shrubbery and herbaceous planting, adding architectural interest and seasonal colour throughout the year.

A substantial garden room, currently arranged as a bar and leisure space with power and water connected, presents exciting potential. Subject to any necessary consents, it could lend itself to annex style accommodation, a studio or gym, offering true versatility beyond the main house. In addition, a further outbuilding provides valuable storage and practicality, ensuring the garden remains as functional as it is inviting.

To the front, a substantial driveway delivers extensive off-road parking for numerous vehicles, ideal for visiting family and friends, complemented by an integrated garage. The frontage creates a smart and confident approach, setting the tone for what lies beyond.

Positioned within the well-regarded community of Penenden Heath, the property enjoys access to open green spaces and countryside walks, with the Heath itself and Cuckoo Wood close at hand. Maidstone town centre is within comfortable reach, offering a wide range of shops, restaurants, cafes, and leisure facilities. For commuters, the M20 motorway network is easily accessible, while Maidstone East and Maidstone West stations provide rail connections to London, including high speed services to St Pancras International. The area is also served by highly regarded primary, secondary and grammar schools, enhancing its enduring appeal for families.

A home of scale, flexibility, and contemporary style, balanced by a garden designed for enjoyment rather than upkeep, this is a residence created for gathering, celebrating and simply living well.

Freehold

Council Tax Band G

EPC Rating C

For mobile phone coverage in the area please look online

Superfast broadband is available to the property, for more information please look online

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

*Guide price* £825,000 - £850,000



# Sandling Lane, Penenden Heath, Maidstone, ME14

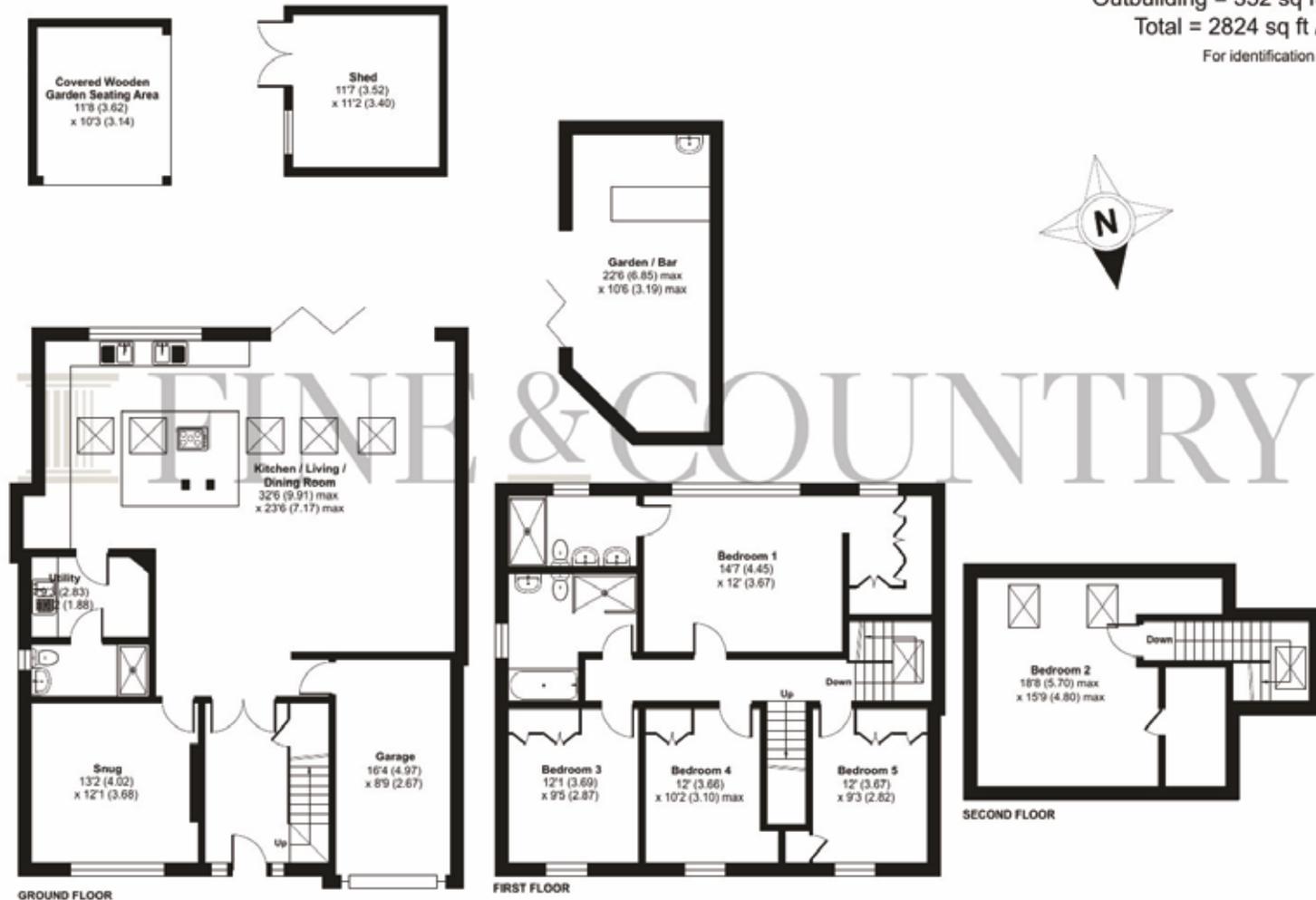
Approximate Area = 2329 sq ft / 216.3 sq m

Garage = 143 sq ft / 13.2 sq m

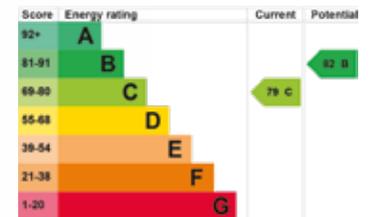
Outbuilding = 352 sq ft / 32.7 sq m

Total = 2824 sq ft / 262.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026. Produced for Fine & Country (Kent). REF: 1410250



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