



FOUNDATION

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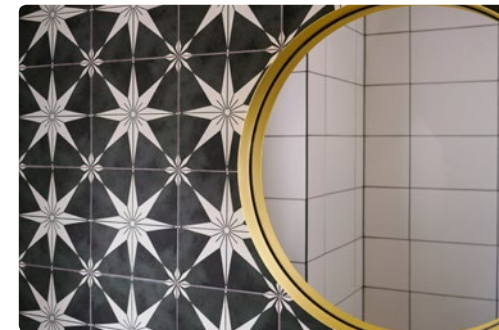
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12, Beech Court Gardens, Maidstone, ME15 6AJ

4 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS

Freehold



12, Beech Court Gardens, Maidstone, ME15 6AJ

- Fully Renovated Detached Family Home
- Four Bedrooms & Three Luxury Bathrooms
- Recently installed Fully Integrated Kitchen
- Elegant Aesthetics & Fine Décor
- Over 1400 Sq.Ft Of Artistically Presented Space
- South Easterly Facing Landscaped Rear Garden
- Driveway, Garage & Additional Parking
- Sought After Area Close To Maidstone

SITUATION:

Maidstone is a vibrant and historic county town in Kent, offering excellent transport links, strong educational opportunities, and an abundance of green spaces and amenities.

Commuters benefit from two mainline railway stations—Maidstone East and Maidstone West—providing regular services to London, with journeys to the capital taking just over an hour. The town is also well connected by road, with the M20 motorway offering direct access to the M25 and London, as well as routes toward the Kent coast. Local bus networks and Park and Ride services make getting around the town and surrounding villages easy and efficient.

The area is well-served for education, with a range of highly regarded primary and secondary schools, including Maidstone Grammar School and Maidstone Grammar School for Girls. There are also several independent and preparatory schools in the

wider area, as well as further education colleges offering a variety of courses.

Maidstone boasts an excellent selection of shops, cafes, restaurants, leisure centres, and cultural attractions, including museums, theatres, and historic sites. Green spaces are in abundance, with the expansive Mote Park offering over 450 acres of parkland, lakes, and sports facilities. Other local parks include Cobtree Manor Park, Whatman Park, Clare Park, and the riverside Millennium Park—ideal for walking, cycling, and enjoying the outdoors.

Surrounding villages such as Bearsted, Loose, and Boughton Monchelsea provide a more rural feel while still offering quick access to Maidstone's amenities, making the area ideal for families, professionals, and anyone seeking a balance of town and country living.



DESCRIPTION:

An exceptionally enhanced four-bedroom detached residence, situated in a sought-after close on the outskirts of Maidstone. Built in 2009 to a high standard, the property has since undergone a comprehensive programme of refurbishment and improvement.

The current owners have an eye for detail and a flair for interior design, transforming the home with a stylish finish throughout. Improvements include luxury new bathrooms, a sleek, fully integrated contemporary kitchen, oak internal doors and new flooring. Externally, the property has also been significantly enhanced, with a landscaped rear garden, a new front door with touchpad entry and a replacement garage door.

The property also benefits from excellent energy efficiency, with double-glazed windows, high levels of insulation, gas central heating and low-energy lighting, contributing

to its commendable EPC rating of B and helping to keep running costs down.

The front door opens into a spacious entrance hall, complete with a recently updated cloakroom and useful storage cupboard. To the right is a bay-fronted dining room with pendant lighting, while beyond lies a generous sitting room featuring decorative wall panelling and extensive glazing, with French doors opening onto the rear garden.

The kitchen/breakfast room also enjoys direct garden access and has been fitted with a stylish range of contrasting units, complemented by quartz worktops and an extensive selection of integrated appliances. These include a wine cooler, dishwasher, washing machine, microwave, double oven, gas hob and integrated waste bins. Full-height cupboards provide excellent storage, completing this sleek and practical space. The first floor accommodates three bedrooms and a beautifully appointed family

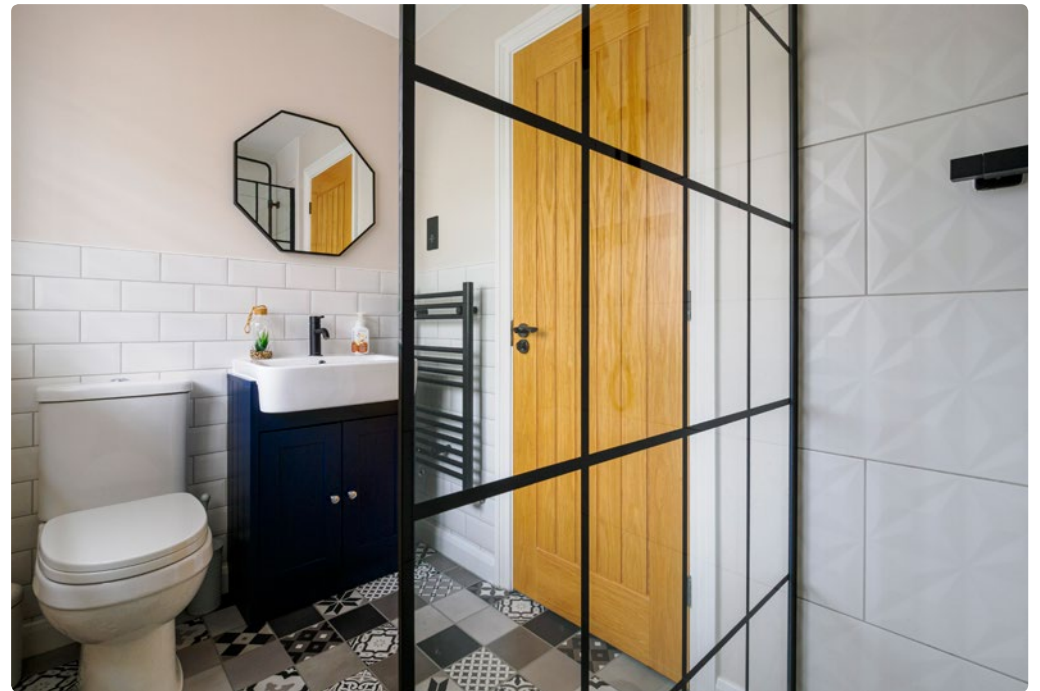
bathroom, featuring new sanitaryware, brushed brass fixtures and fittings, and decorative tiling. The largest bedroom on this floor benefits from fitted wardrobes and a similarly well-finished en-suite shower room.

Occupying the second floor, the principal bedroom provides an elegant and peaceful retreat, with a dedicated dressing area, fitted wardrobes and a beautifully appointed en-suite bathroom, finished to the same exacting standard as the rest of the home.

OUTSIDE:

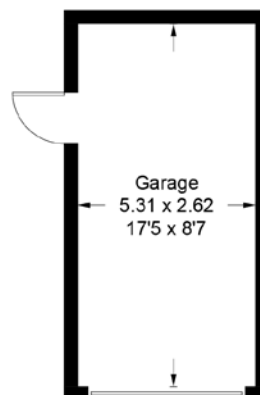
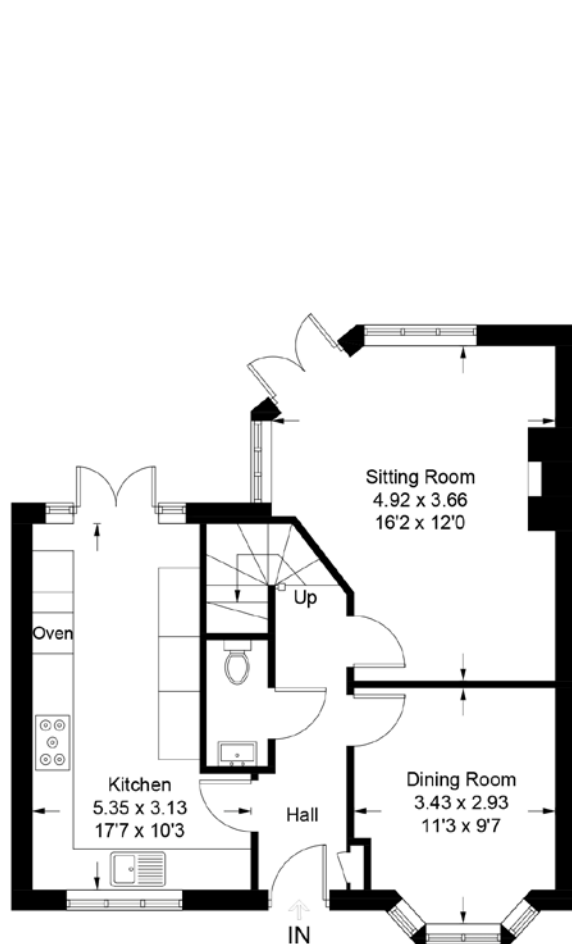
The south-easterly facing rear garden has been thoughtfully transformed, featuring composite decking, an artificial lawn and raised borders planted with colourful shrubs and flowers, all enclosed by new fencing. To the front, a driveway provides off-road parking and leads to the garage, which benefits from a new door. Further parking is available within the attractive residential close.





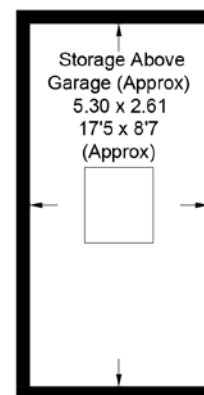




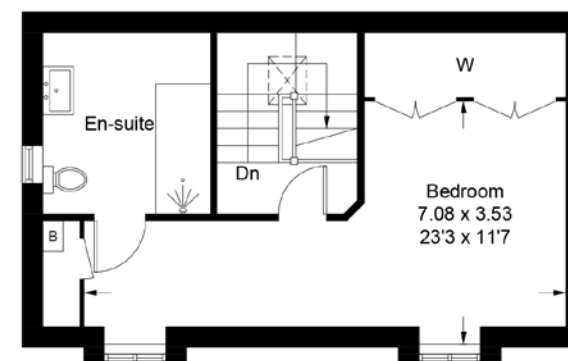
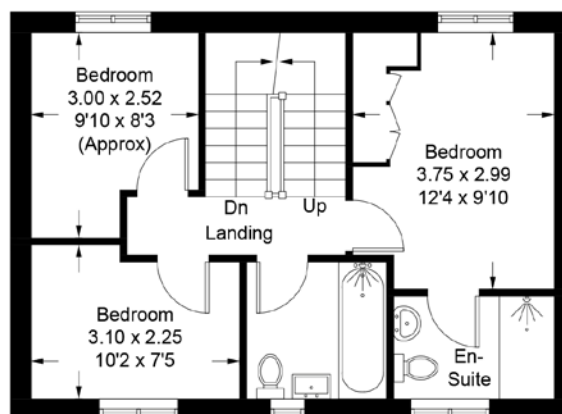


(Not Shown In Actual Location / Orientation)

Outbuilding - Ground Floor



Outbuilding - First Floor



TOTAL FLOOR AREA: 1658 sq. ft (154 sq. m)
HOUSE: 1361 sq. ft (126 sq. m)
GARAGE: 297 sq. ft (27 sq. m)



EPC RATING
C



COUNCIL TAX BAND
F



GENERAL INFORMATION
 Management fees of appr £500 per year
 All Mains services are connected

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