Bluebell
ESTATES



5, Birch Crescent, Aylesford, ME20 7QE
£675,000

About this property.....

An exceptionally spacious five-bedroom detached family home offering over 2,000 sq ft of accommodation, situated in a no-through-road position on the sought-after Holtwood development and offered with no onward chain. Well cared for over the years, the property now offers an excellent opportunity to modernise and create a home to your own taste.

The ground floor is arranged around a welcoming entrance hall and provides generous, flexible living space. The well-proportioned living room features a large window overlooking the front garden, while a separate dining room and conservatory provide plenty of space for family life and entertaining. There is also a kitchen with adjoining breakfast room, larger-than-average integral garage and useful study. as well as a useful ground floor shower room. There is clear potential to reconfigure some of the rooms to create a more open-plan layout, subject to the usual consents.

Upstairs, the principal bedroom is particularly impressive, with extensive fitted wardrobes and dressing area and its own en-suite bathroom. Four further bedrooms provide excellent flexibility for a growing family, guests or home working, complemented by a family bathroom.

Outside, the broad frontage incorporates a driveway providing off-road parking and access to the integral garage via a remotely operated door, while the front garden offers scope for additional parking if required.

The substantial rear garden provides plenty of space for children, entertaining and further landscaping, with mature trees offering an excellent degree of privacy – including one that looks almost purpose-built for a tree house!

With its sought-after setting, generous proportions and considerable potential, this is an excellent opportunity to create an impressive long-term family home, with the added benefit of no onward chain.

Situation.....

The property enjoys a quiet, elevated position within the sought-after Holtwood development in Ditton, near Aylesford. Characterised by its leafy surroundings and abundance of mature trees, Holtwood has an established and secluded feel, offering an excellent sense of privacy and connection with nature while remaining exceptionally convenient for everyday life.
Families are particularly well catered for, with VIAT Aylesford School, rated Outstanding by Ofsted, approximately 0.4 miles away. The property is also just 0.2 miles from the main bus route serving Maidstone, providing convenient access to the town's highly regarded secondary and grammar schools.
Despite its peaceful setting, the property is extremely well placed for commuters. Junction 6 of the M20 is around a five-minute drive away, providing straightforward connections towards London, the M25 and the Kent coast.
For rail commuters, Ebbsfleet International is approximately 18.5 miles away and can typically be reached by car in just under half an hour, with frequent high-speed services into London St Pancras taking as little as 17 minutes. For those preferring to leave the car at home, Aylesford station is approximately 0.6 miles away on foot, with services to St Pancras in just under an hour. Alternatively, Barming station is around 1.4 miles away and provides services to London Victoria in a little over an hour.

The location therefore offers an appealing balance: a peaceful, established setting surrounded by greenery, excellent access to local schooling and superb road and rail connections to London and the wider South East.












SOME PEOPLE WANT
IT TO HAPPEN, SOME
WISH IT WOULD
HAPPEN, OTHERS
MAKE IT HAPPEN.









What the owner says.....

Sought after Holtwood development
Quiet no through road position
Over 2,000 sq ft of accommodation
Impressive principal bedroom with en-suite
4 Further bedrooms, family bathroom and ground floor shower room
Scope to improve, remodel or extend further (stp)
Spacious and secluded mature rear garden
Outstanding Primary School 0.4 miles away



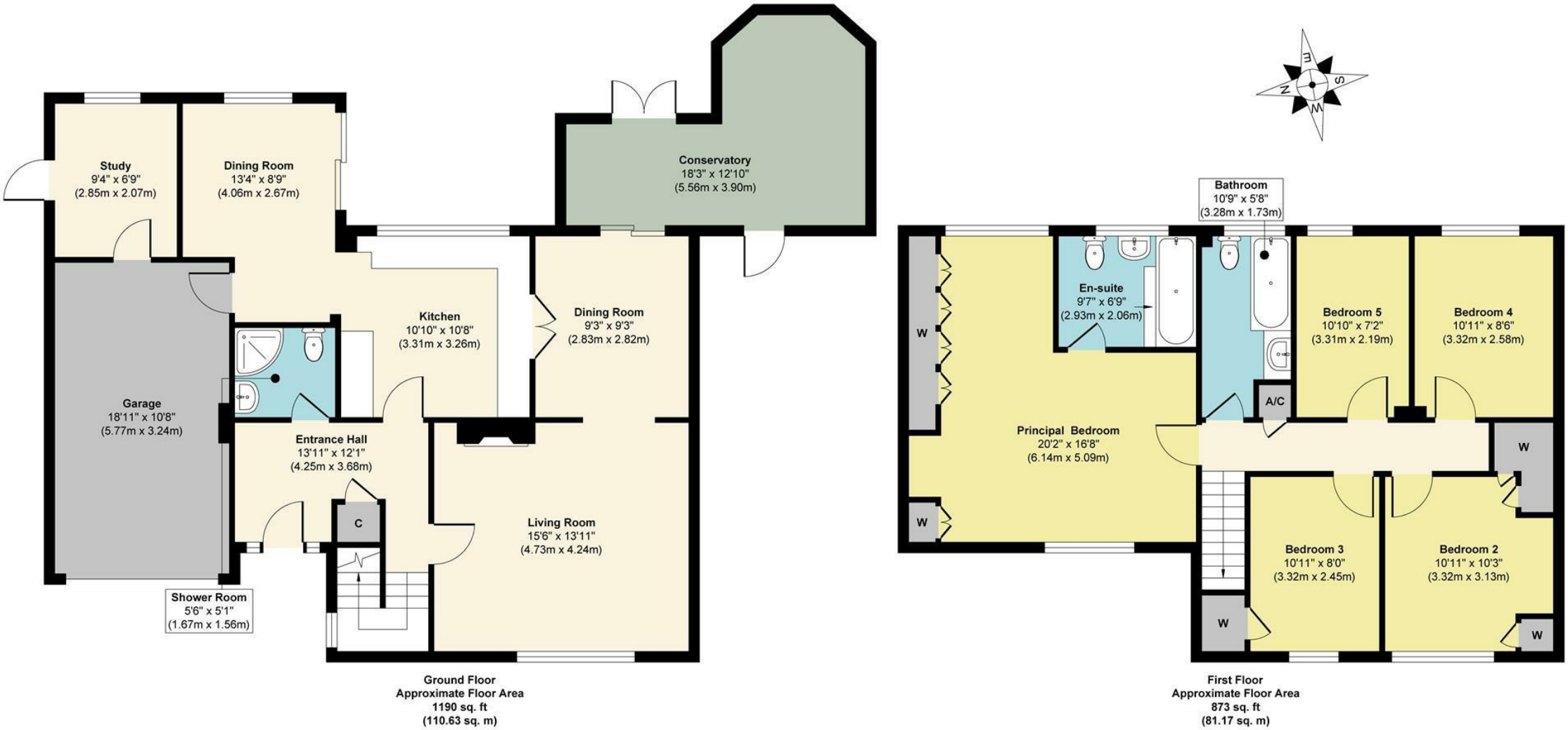








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Approx. Gross Internal Floor Area 2063 sq. ft / 191.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.

The Property Ombudsman

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