



20, John Day Close, Coxheath, Maidstone, ME17 4GU  
Guide Price £435,000- £450,000

## About this property.....

GUIDE PRICE £435,000- £450,000

Designed with modern living in mind, this exceptional home continues to feel fresh and stylish, offering an abundance of natural light throughout thanks to its stunning central light atrium, open-plan layout and impressive galleried landing. The thoughtfully designed eco-friendly accommodation provides a wonderful sense of space, making it ideal for both everyday family life and entertaining.

A particular highlight is the recently fitted contemporary kitchen, finished to a high standard with quality units, sleek worktops and integrated appliances, creating a practical and stylish hub of the home that flows seamlessly into the living and dining areas.

The first floor features four well-proportioned bedrooms arranged around the spacious galleried landing. The generous principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the property enjoys a beautifully presented rear garden, offering a private space for relaxing, entertaining or family enjoyment. There is also a tall garage with useful loft storage above, together with a driveway providing off-road parking in front of the garage.

Combining contemporary architecture, energy-efficient design and beautifully presented accommodation, this is a rare opportunity to acquire a distinctive family home in a highly desirable setting.

## Situation.....

Coxheath is a thriving village located just south of Maidstone, offering an excellent balance of community spirit, local amenities and access to the surrounding Kent countryside. The village benefits from a range of day-to-day facilities including convenience shops, a village hall, a chemist, butchers, doctors' surgery, and a health centre — all within easy reach.

Education is well-catered for, with Coxheath Primary School situated in the heart of the village and rated Good by Ofsted in 2023. Secondary education is available nearby at Cornwallis Academy, just over a mile away, which also holds a Good Ofsted rating.

Coxheath is well-connected, with regular bus services to and from Maidstone town centre and a choice of nearby train stations. Marden station is just a 10-minute drive (5.1 miles) away and offers direct services to London Bridge in around 47 minutes, making it ideal for commuters. For high-speed connections, Ebbsfleet International is only a 33-minute drive (21 miles) and provides services to London St Pancras in just 19 minutes.

The nearby county town of Maidstone offers a comprehensive range of shops, restaurants, and leisure facilities including Fremlin Walk Shopping Centre, a Museum and Art Gallery, theatre, multi-screen cinema, and Mote Park — a 450-acre expanse of parkland with woodland, rivers, and a 30-acre lake, perfect for walking, running, and family days out.

Surrounded by picturesque countryside and with a network of scenic walks along the Greensand Ridge, Coxheath is the perfect place for those seeking a semi-rural lifestyle with convenient access to town amenities and excellent transport links.











What the owner says.....



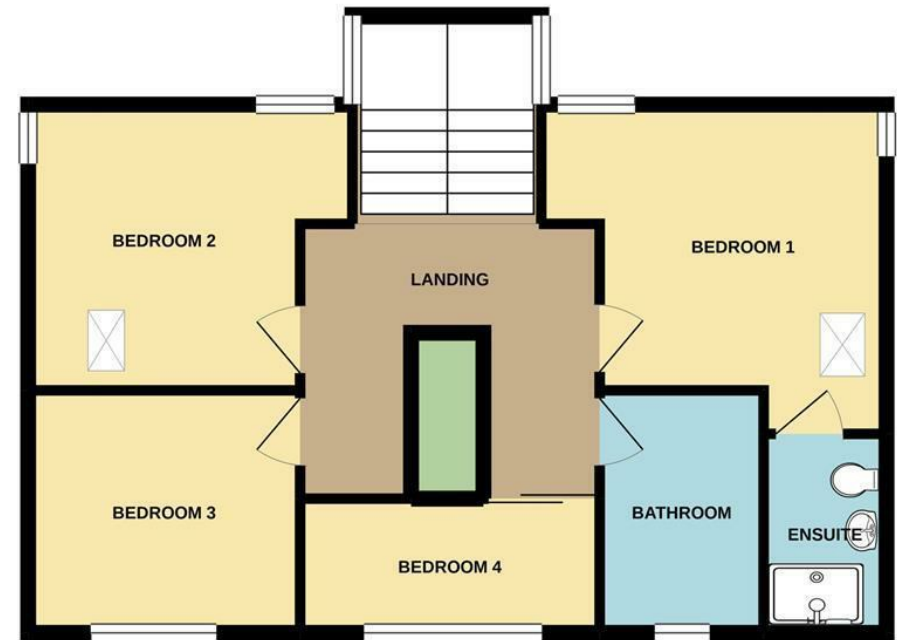


# 20, John Day Close, Coxheath, Maidstone, ME17 4GU

GROUND FLOOR  
646 sq. ft. (60.0 sq. m.) approx.



1ST FLOOR  
646 sq. ft. (60.0 sq. m.) approx.



TOTAL FLOOR AREA : 1292sq. ft. (120.0 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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## Agents Notes

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