



**The Chimes Woodland Way  
Penenden Heath, Maidstone  
ME14 2EU  
Asking Price £625,000**

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## Description

An imposing 1930s detached home, rich in traditional character and enjoying a fine open outlook with stunning views, set within a sought-after and well-established location in the heart of Penenden Heath.

This substantial property has been significantly enhanced by a large extension, creating generous accommodation arranged over two floors and extending to approximately 1,900 sq ft.

The home offers five bedrooms, including an ensuite to the principal bedroom, alongside three versatile reception rooms. Further features include a fitted kitchen/breakfast room, separate utility room, cloakroom, and an integral double garage. Occupying a distinctive triangular plot with a wide road frontage, the property offers both space and presence.

Originally built in the 1930s and thoughtfully extended in the 1980s, this impressive family home is offered to the market with no forward chain.

## 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.

## 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

F

## VIEWINGS STRICTLY BY APPOINTMENT

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
1015 sq.ft. (94.3 sq.m.) approx.



1ST FLOOR  
881 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 1896 sq.ft. (176.1 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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## ON THE GROUND FLOOR

### ARCHED ENTRANCE PORCH

External light, approached via steps with an iron balustrade, leading to a uPVC half-glazed entrance door with matching side panels.

### ENTRANCE HALL 14' 8" x 5' 10" (4.47m x 1.78m)

Oak flooring, staircase rising to the first floor with a timber balustrade, understairs storage cupboard, door leading through to the garage, and a double radiator.

### CLOAKROOM

Modern white suite comprising an inset wash hand basin and low-level WC with concealed cistern, complemented by tiled splashbacks and oak flooring.

### LOUNGE 12' 10" x 11' 2" (3.91m x 3.40m)

Continuous oak flooring, feature fireplace with inset marble surround and hearth, open grate, fireside window, and a feature bay window with curved radiator enjoying a westerly aspect.

### DINING ROOM 13' 9" x 12' 1" (4.19m x 3.68m)

Window to the side and double casement doors opening onto the rear garden, enjoying an easterly aspect, with continuous oak flooring and a double radiator.

### KITCHEN / BREAKFAST ROOM 14' 7" x 8' 5" (4.44m x 2.56m)

Comprehensively fitted with sleek white high-gloss wall and base units, complemented by oak block work surfaces. Incorporating a stainless steel sink unit with mixer tap, metro-style tiling, and a contrasting ceramic tiled floor. Two windows overlook the rear, with a four-burner gas hob and extractor hood above, eye-level oven, and a cupboard housing the gas-fired boiler. Door leading to:

### UTILITY ROOM 8' 5" x 8' 3" (2.56m x 2.51m)

Range of fitted units incorporating a stainless steel sink with mixer tap, plumbing for a washing machine, and vinyl flooring with a trap door providing access to a sub-floor storage area. Window and glazed door leading to:

### CONSERVATORY 13' 7" x 11' 5" (4.14m x 3.48m)

Ceramic tiled flooring, brick-built base with display shelving, and glazed panels with a matching glazed roof. Double casement doors open onto the garden, enjoying an easterly aspect with distant views towards the North Downs.

## ON THE FIRST FLOOR

### LANDING

Spacious landing, partly mezzanine in style, featuring a timber balustrade and access to the roof space.

### BEDROOM 1 16' 0" x 10' 4" (4.87m x 3.15m)

Two windows to the front provide a delightful open outlook with a westerly aspect, complemented by a double radiator and an extensive range of built-in wardrobes offering both hanging and shelving space. Door leading to:

### EN-SUITE SHOWER / WET ROOM 8' 6" x 5' 10" (2.59m x 1.78m)

Contemporary white suite with chrome fittings, featuring a shower area with glass screen and mixer controls, wash hand basin, and low-level WC. Chromium-plated heated towel rail, built-in eaves storage cupboard, and wet room-style flooring.

### BEDROOM 2 12' 1" x 11' 2" (3.68m x 3.40m)

Deep bay window to the front with a curved radiator beneath, enjoying a pleasant open outlook with distant views and a westerly aspect.

### BEDROOM 3 14' 1" x 8' 3" (4.29m x 2.51m)

Window overlooking the rear garden with an easterly aspect, complemented by a radiator.

### BEDROOM 4 12' 1" x 11' 2" (3.68m x 3.40m)

Window to the rear overlooking the garden, enjoying an easterly aspect, with a radiator.

### BEDROOM 5 8' 1" x 7' 2" (2.46m x 2.18m)

Radiator, window to the front enjoying a pleasant open outlook with a westerly aspect.

### BATHROOM

Spacious family bathroom fitted with a white suite and chrome fittings, featuring herringbone-patterned flooring and metro-tiled splashbacks. Comprising a panelled bath with shower over and glass screen, wash hand basin with storage cupboard beneath, and low-level WC. Window to the rear, chromium-plated heated towel rail, and a built-in linen cupboard.

### OUTSIDE

The property occupies a generous triangular plot, enjoying an excellent road frontage with a double-width concrete driveway and additional shingle parking area. The frontage is enhanced by a large ornamental pond, well-stocked borders, and a beautifully trained wisteria, with side pedestrian access. The rear garden extends to approximately 50ft, tapering towards the end, and features a timber garden shed, a designated vegetable area, and shallow steps leading up to a lawn. An extensive paved patio adjoins the house, providing an ideal space for outdoor entertaining.

### INTEGRAL DOUBLE GARAGE

Double-width electric roller shutter door accessed from the front driveway, with light and power, inspection pit, and a personal door providing direct access to the house.



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