



5 Sandling Place Court
Sandling, Maidstone
ME14 3AD

Offers in the region of £395,000

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Description

Set behind secure electric gates within beautifully maintained, park-like grounds, this unique three-bedroom terraced home offers an outstanding blend of contemporary living and timeless character. Built in 2004 as part of an exclusive development, the property combines modern design with bespoke traditional features to create a truly distinctive home.

Immaculately presented throughout, the interior has been thoughtfully styled to provide light-filled, contemporary accommodation with an abundance of "wow" factor. High-quality finishes are complemented by bespoke wrought iron detailing and an eye-catching gas-fired wood-burning style stove, adding warmth and character to the elegant living space. The well-planned accommodation offers three bedrooms together with stylish, modern living areas designed for both everyday comfort and entertaining.

Outside the property benefits from an allocated parking space. Ideally situated for commuters, the development provides excellent access to the motorway network, making travel throughout the region both quick and convenient. A rare opportunity to acquire a beautifully appointed home within an exclusive gated setting—early viewing is highly recommended.

Location

Conveniently placed on the outskirts of Penenden Heath on the north side of the County town within easy access of the extensive motorway network. Local shops are available at Penenden Heath and provide for everyday needs with the town centre being some one and half miles distant offering a more comprehensive selection of amenities including two musuems, theatre, County library, multi-screen cinema and two railway stations connected to London. To the east of the County town is Mote Park with it' s 450 acres, boating lake, leisure centre and municipal swimming pool. The River Medway has lovely walks along the tow path and access to the Millennium Park and amphitheatre.

Council Tax Band

VIEWINGS STRICTLY BY APPOINTMENT

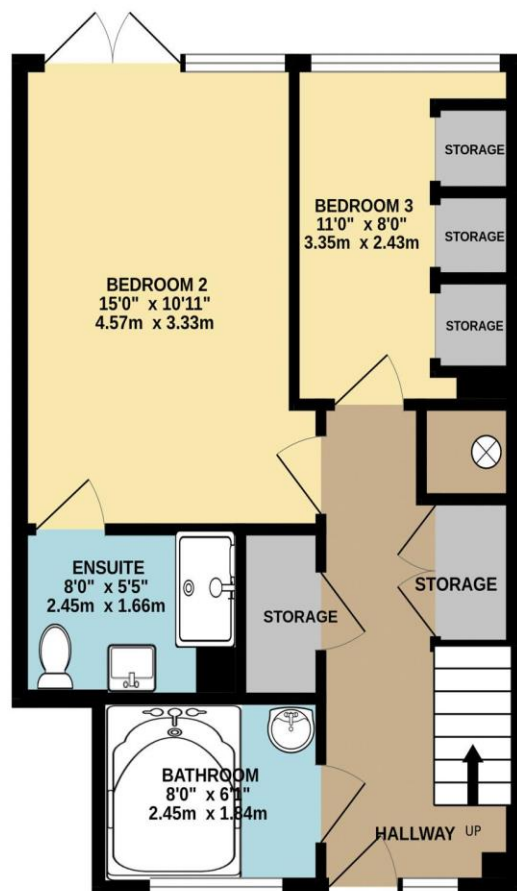
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)

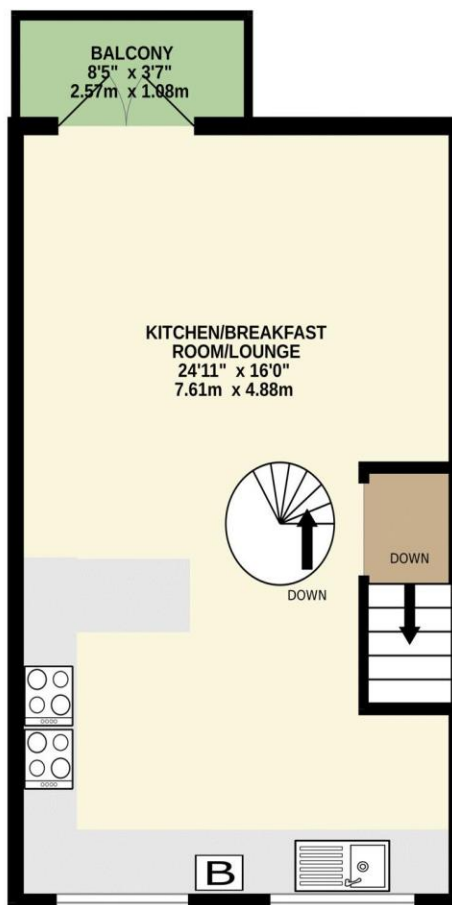


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

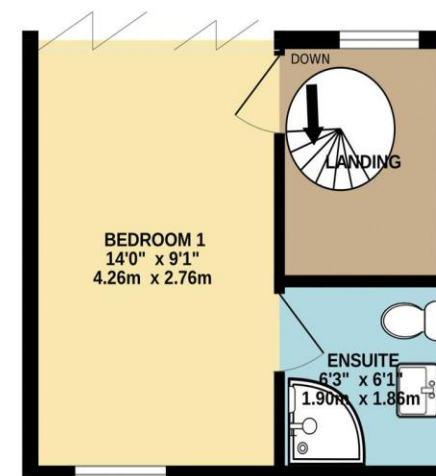
GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.8 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

ENTRANCE HALL 13' 0" x 7' 0" (3.96m x 2.13m)

A glazed entrance door with matching side panel opens into a welcoming hallway featuring oak flooring with an inset recessed doormat. A staircase with a carpet runner, glass balustrade, and timber newel posts rises to the first floor. Additional features include a radiator, two built-in storage cupboards (one housing the Heatrae Sadia pressurised hot water cylinder), an understairs storage cupboard, the consumer unit, and recessed low-voltage ceiling lighting.

BATHROOM 5' 3" x 8' 0" (1.60m x 2.44m)

Fitted with a twin Jacuzzi bath featuring sculpted seating, pumped jets, traditional-style taps, and a handheld shower attachment, complemented by oak panelling with integrated display shelving. A rectangular wash hand basin with a mixer tap is set into an oak work surface with a cupboard below. Additional features include sage green metro-tiled walls, oak flooring, a side-aspect window, recessed low-voltage ceiling lighting, an extractor fan, and a shaver point.

BEDROOM 2 15' 3" x 8' 4" (4.64m x 2.54m)

Glazed double doors with fitted shutters open onto the south-facing rear garden, complemented by a further rear-aspect window providing an abundance of natural light. Additional features include a radiator, recessed low-voltage ceiling lighting, and a door leading to:

EN-SUITE SHOWER ROOM

Stylishly appointed with a contemporary white suite comprising a concealed cistern WC set within a vanity unit, and a wash hand basin with mixer tap, storage cupboards beneath, and chrome fittings throughout. A walk-in shower features a tiled surround, illuminated inset display shelving, a rainfall shower head, and a separate handheld shower attachment. Further benefits include Portuguese-style ceramic tiled flooring, half-height tiled walls, recessed low-voltage ceiling lighting, and an extractor fan.

BEDROOM 3 11' 0" x 8' 9" (3.35m x 2.66m)

A bright room enjoying a south-facing aspect, with a full-height window and an additional rear-aspect window, both fitted with plantation shutters. Fitted furniture includes a built-in bookcase and triple wardrobes with integrated drawers, while a radiator completes the room.

ON THE FIRST FLOOR

OPEN PLAN KITCHEN / DINING / LIVING ROOM

25' 9" x 15' 5" (7.84m x 4.70m)

KITCHEN / DINING ROOM 15' 5" x 10' 6" (4.70m x 3.20m)

Beautifully fitted with an extensive range of high and low-level units featuring contemporary dark navy doors and drawer fronts, complemented by solid wood block work surfaces. A deep ceramic Belfast sink with mixer tap sits beneath the worktop, a Smeg fridge/freezer, while integrated appliances include, dishwasher, and washing machine. A Smeg range

cooker with a seven-burner gas hob is complemented by a glass splashback and extractor hood above. Additional features include a breakfast bar, oak flooring, recessed low-voltage ceiling lighting, and two front-aspect windows with fitted plantation shutters. A decorative wrought iron balustrade with timber newel posts adds character, the space is completely open to:

LIVING AREA

A truly stunning reception room featuring a wealth of character and architectural interest. Taking centre stage is a gas-fired wood-burning style stove set within an exposed brick fireplace, flanked and topped by oak beams. A striking vaulted ceiling enhances the sense of space and light, while a full-height window and glazed double doors open onto a composite decked balcony with external lighting and a wrought iron staircase leading down to the rear garden. A further south-facing rear window floods the room with natural light, creating an exceptionally bright and airy atmosphere. Additional features include a decorative wrought iron spiral staircase leading to the second floor and a double radiator.

ON THE SECOND FLOOR

BEDROOM 1 13' 8" x 8' 8" (4.16m x 2.64m)

Set on an attractive mezzanine level overlooking the living room, enclosed by a decorative cast iron balustrade with timber newel posts. A fitted curtain rail provides the option of additional privacy. Further features include a radiator, a front-aspect window with fitted plantation shutters, an integrated wardrobe with mirrored sliding doors, and a door leading to:

EN-SUITE SHOWER ROOM 6' 9" x 6' 3" (2.06m x 1.90m)



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