



2 Wilberforce Road
Coxheath, Maidstone
ME17 4HA
Price £450,000

2
Wilberforce Road
Coxheath
Maidstone
ME17 4HA



Description

An exceptional opportunity to acquire this spacious four-bedroom semi-detached family home, offering generous and versatile accommodation throughout, making it a property that a growing family is unlikely to outgrow.

The well-planned ground floor comprises an entrance porch, welcoming hallway, spacious lounge, separate dining room, impressive 31ft kitchen, study and a cloakroom. To the first floor, a landing provides excellent storage and access to the loft space, while the principal bedroom benefits from a dressing room and en-suite with bath and shower. There are three further well-proportioned bedrooms and a family bathroom.

Outside, the property enjoys an attractive resin driveway providing ample off-road parking, while the beautifully maintained 80ft rear garden offers the perfect setting for both relaxing and entertaining.

Well-presented throughout, this outstanding family home must be viewed to be fully appreciated. Early viewing is highly recommended.

Location

Conveniently located in the Village with its good selection of local shops and supermarket, Village Hall, Library, Infant and Junior school and Doctor's surgery, Pharmacy and Post Office and the Village is surrounded by areas of outstanding landscaped character and high quality agricultural land, separated from the local villages of East Farleigh, Hunton, Linton and Loose by fields and woodland and there is a network of footpaths connecting the local Villages. There are regular bus services to Maidstone, some five miles distant, offering a more comprehensive selection of amenities including two museums, theatre, County Library, multi-screen Cinema and a wider selection of schools and colleges for older children.

Council Tax Band

E

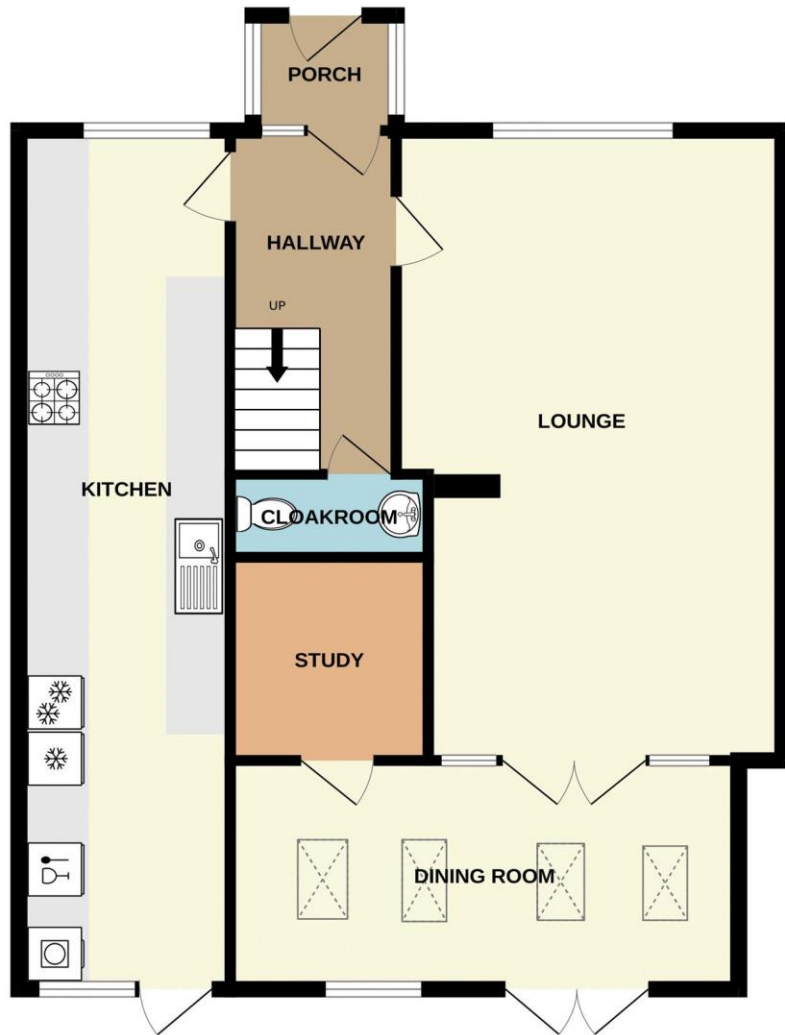
VIEWINGS STRICTLY BY APPOINTMENT

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

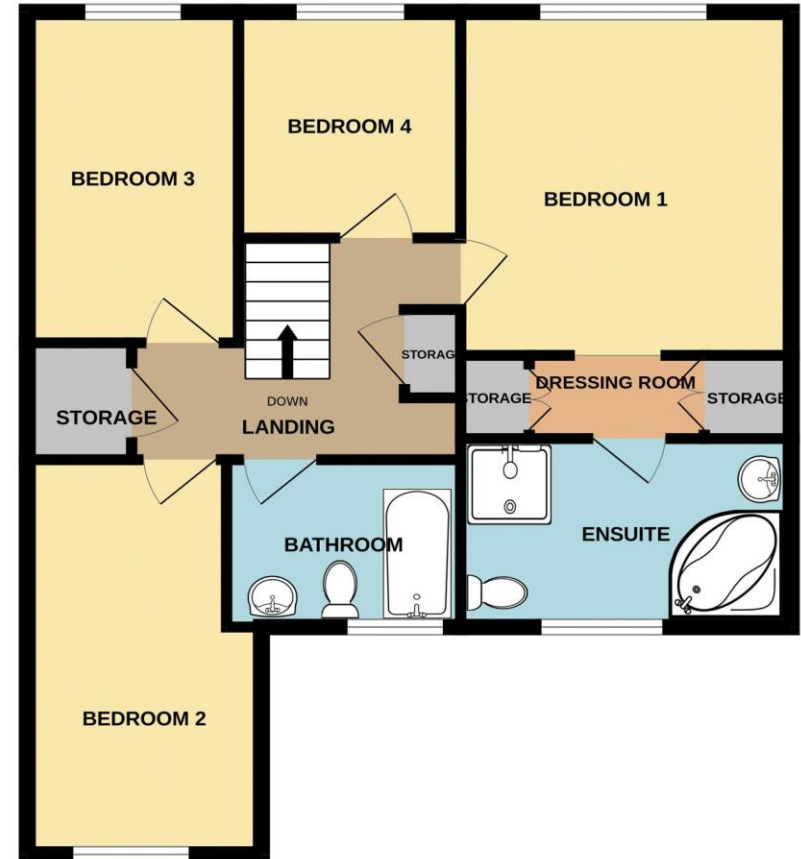


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1474 sq.ft. (136.9 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.
Made with Metropix ©2026



ON THE GROUND FLOOR

ENTRANCE PORCH

Double glazed uPVC entrance door with matching side panel windows, vinyl flooring, and an internal wooden door with two glazed inserts leading through to:

ENTRANCE HALL 12' 3" x 6' 2" (3.73m x 1.88m)

Staircase rising to the first floor with wooden balustrade and newel posts, understairs storage cupboard housing the consumer unit and electricity meter, double radiator.

CLOAKROOM

White suite comprising a low-level WC and rectangular wash hand basin with mixer tap and cupboards beneath, tiled splashbacks, tile-effect vinyl flooring and two wall light points.

KITCHEN 31' 0" x 7' 3" (9.44m x 2.21m)

Well appointed fitted with an extensive range of high and low-level units featuring white door and drawer fronts, complemented by black granite-effect work surfaces. Inset stainless steel sink unit with mixer tap and drainer, deep pan drawers, glass-fronted display cabinets, space for a cooker with extractor hood above, space for a fridge/freezer, and plumbing for both a washing machine and dishwasher. Window to the front, breakfast bar, wall-mounted Ideal gas-fired combination boiler supplying domestic hot water and central heating throughout, ceramic tiled flooring, low-voltage recessed lighting, and a glazed door with matching side window providing access to the rear garden. Open plan to:

DINING ROOM 17' 6" x 7' 9" (5.33m x 2.36m)

Wood-effect laminate flooring, four Velux roof windows, double casement doors with matching side windows opening onto the rear garden and enjoying an eastern aspect, three wall light points, and a door leading to:

STUDY 7' 7" x 7' 1" (2.31m x 2.16m)

A highly versatile room, currently utilised for storage but equally well suited as a home office, playroom or hobby room. Finished with tile-effect vinyl flooring and a radiator.

LIVING ROOM 22' 8" x 12' 3" (narrowing to 10'9) (6.90m x 3.73m)

Two radiators, large window to the front affording a western aspect, spacious light and airy, double doors and windows leading to dining room.

ON THE FIRST FLOOR

LANDING 11' 6" x 8' 5" (3.50m x 2.56m)

Access to the loft space, built-in airing cupboard, and a further spacious storage cupboard providing excellent additional storage.

BEDROOM 1 12' 6" x 11' 0" (3.81m x 3.35m)

Large window to the front enjoying a western aspect, double radiator, and an archway leading to:

DRESSING ROOM

Two generous double built-in storage cupboards. Door leading to:

EN-SUITE BATHROOM ROOM 10' 8" x 6' 7" (3.25m x 2.01m)

Spacious bathroom fitted with a white suite complemented by chrome fittings, comprising a low-level WC, wash hand basin, panelled bath with handheld shower attachment, and a separate step-in shower cubicle. Fully tiled walls, vinyl flooring, radiator, and a window to the rear providing natural light.

BEDROOM 2 14' 5" x 8' 0" (narrowing to 7'3") (4.39m x 2.44m)

Window to the rear enjoying an eastern aspect, radiator.

BEDROOM 3 12' 0" x 7' 4" (3.65m x 2.23m)

Window to front enjoying a western aspect, radiator.

BEDROOM 4 8' 2" x 7' 8" (2.49m x 2.34m)

Window to front enjoying a western aspect, radiator.

BATHROOM 7' 7" x 6' 2" (2.31m x 1.88m)

White suite complemented by chrome fittings, comprising a low-level WC, wash hand basin and panelled bath with Triton Agio electric shower over and bi-fold shower screen. Tiled walls, tile-effect vinyl flooring, radiator, low-voltage recessed lighting, and a window to the rear providing natural light.

OUTSIDE

To the front of the property, a smart resin driveway provides off-road parking for up to three vehicles, complemented by outside lighting, a water butt, and attractive, well-stocked flower beds planted with a variety of mature shrubs, including roses and palm.

The delightful rear garden is a particular feature of the property, extending to approximately 80ft in length by 30ft in width and enjoying an easterly aspect. A paved patio with decorative railings adjoins the house, providing an ideal space for outdoor dining and entertaining, leading onto a generous lawn with a paved pathway extending to the rear of the garden leading to the timber garden shed and a further paved patio create an additional space to relax. The garden is beautifully stocked with an abundance of mature trees, shrubs and established planting, and benefits from an outside light, power point, outside tap and fully enclosed fenced boundaries.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

