





# 18A SANDLING LANE, PENENDEN HEATH, ME14 2DX

£500,000

- Newly built detached family home set back from Sandling Lane
  - Classic external design with a stylish, contemporary interior
    - No service charges
- Welcoming entrance hall with storage and bay-fronted living room
- Sociable open-plan kitchen/dining room with oak engineered flooring
- Howdens kitchen with quartz worktops and Bosch & Lamona appliances
- Bay-fronted main bedroom with en-suite, plus two further bedrooms
- Landscaped garden with Indian sandstone paving and turf
- Solar PV panels, EV charger and NHBC 10-year warranty
- 2-minute walk to Penenden Heath and approx. 2 miles to Maidstone town centre

 3  2  1  A







## ABOUT THIS HOME

An exceptional newly built detached family home, set back from the road on Sandling Lane in Penenden Heath, combining classic, timeless external architecture with a stylish and contemporary interior — truly offering the best of both worlds, with the added benefit of no service charges.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hall with storage cupboard, leading to a bay-fronted living room filled with natural light. To the rear, a highly sociable open-plan kitchen and dining room forms the heart of the home, finished with oak engineered flooring and perfectly suited for both everyday family life and entertaining. A modern ground floor cloakroom completes the ground floor layout.

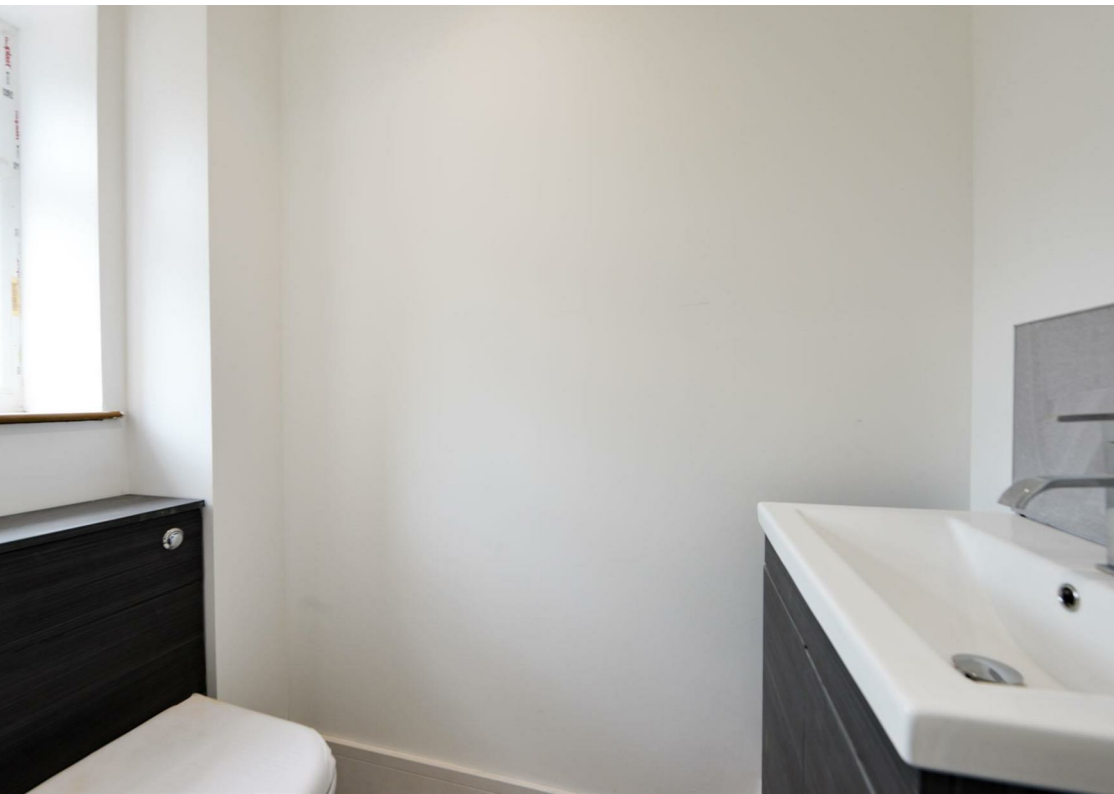
The stylish Howdens kitchen features quartz worktops and an excellent range of integrated Bosch and Lamona appliances, combining sleek design with everyday practicality. High levels of insulation and traditional masonry construction ensure comfort, efficiency, and long-term durability.

Upstairs, the bay-fronted main bedroom benefits from a contemporary en-suite shower room, while two further well-proportioned bedrooms are served by a modern family bathroom, finished to a high standard.

Externally, the home continues to impress. The garden will be attractively landscaped with Indian sandstone paving and turf, creating a low-maintenance yet inviting outdoor space ideal for relaxation or family use.

Designed with future-proof living in mind, the property also benefits from solar PV panels, an EV charging point, and the reassurance of an NHBC 10-year warranty.

This is a superb opportunity to secure a high-quality, energy efficient (Predicted SAP shows A-Rating) new home in a convenient and highly regarded residential location.

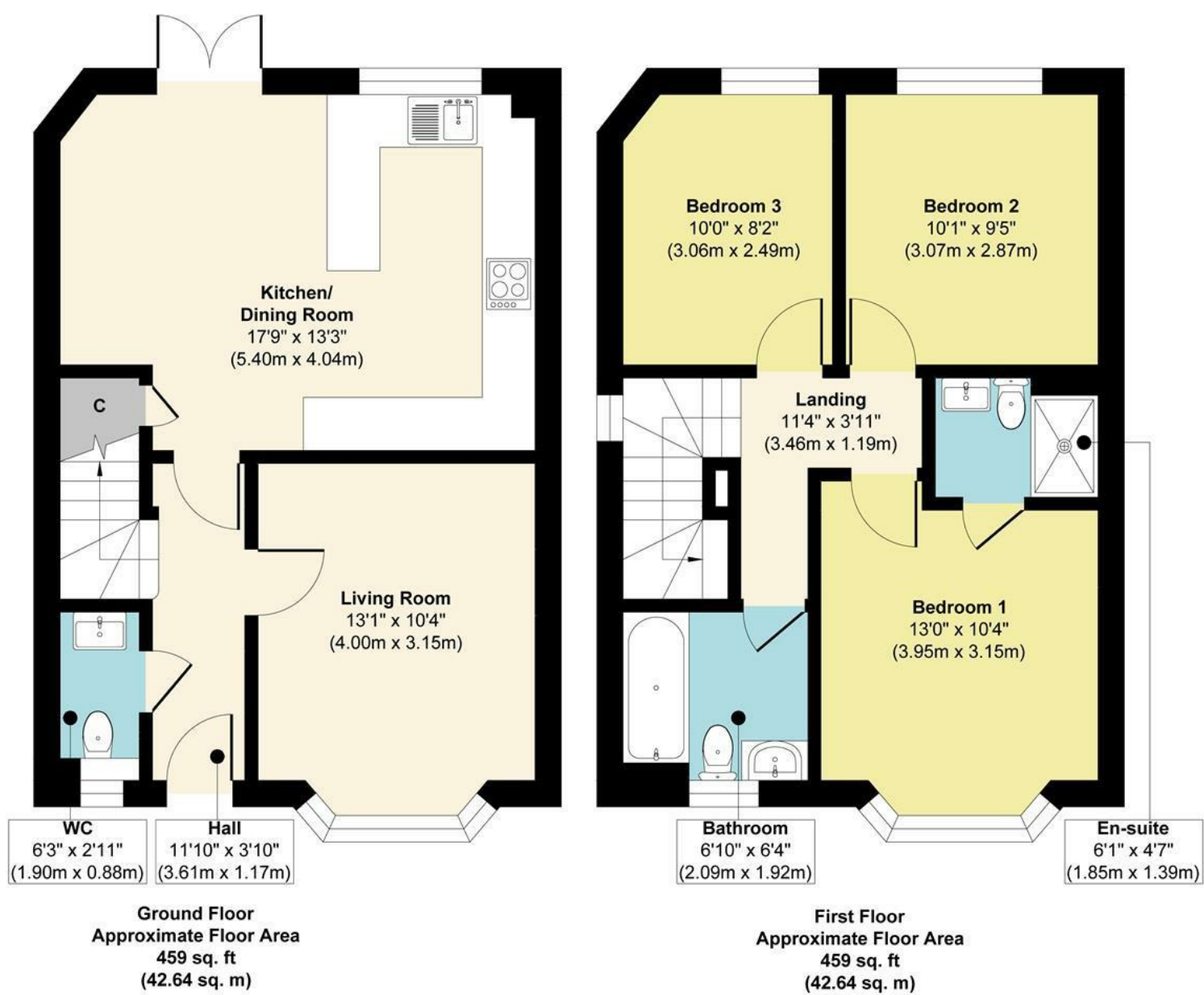




## OWNERS COMMENTS

- 10 year NHBC warranty
- Oak engineering flooring to hallway, kitchen/dining. Carpets not included.
- Garden will be Indian sandstone and turfed.
- Kitchen worktop will be quartz (may differ to CGI images shown)
- Bosch & Lamona kitchen appliances
- Block paved driveway for 2 cars
- EV Charging Point
- No service charges
- Local Authority - Maidstone Borough Council
- Council Tax Band - TBA





**Approx. Gross Internal Floor Area 918 sq. ft / 85.28 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

## ABOUT THE AREA

The property is ideally positioned on Sandling Lane, just a two-minute walk from Penenden Heath, a popular open green space enjoyed for walks, recreation, and community events. This sought-after setting offers the perfect balance of peaceful surroundings and everyday convenience.

Maidstone town centre is located approximately two miles away, providing a comprehensive range of shopping, dining, leisure facilities, and mainline rail services with direct connections to London from 53 minutes. A variety of local shops, cafés, and amenities are also close at hand, catering for day-to-day needs.

The area is particularly well regarded by families, with a strong selection of highly rated primary and secondary schools nearby, along with easy access to Maidstone's respected grammar and independent school options. Excellent road links further enhance connectivity, making this a practical and desirable location for modern family living.





# ABOUT US

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

Every property is showcased with cinematic video, striking photography and the latest marketing technology.

Clients benefit from a highly personal, seamless experience from launch to completion.

# CONTACT US

**John-Paul Rafferty** FNAEA MARLA Assoc RICS  
john@raffertyandpickard.co.uk

**Paul Pickard** MNAEA  
paul@raffertyandpickard.co.uk

Lime Tree House  
15 Lime Tree Walk  
Sevenoaks  
TN13 1YH

**T:** 01732 905499  
**E:** homes@raffertyandpickard.co.uk  
**W:** raffertyandpickard.co.uk

