



12a Biddenden Close
Maidstone
ME15 8JP

Guide Price £375,000 to £400,000

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Description

An exceptional opportunity to acquire this beautifully presented, turn-key home, lovingly owned and thoughtfully enhanced by the current vendors for over 17 years. During this time, the property has been transformed into a stylish and inviting residence, finished to a high standard throughout and complemented by a stunning landscaped rear garden.

The well-proportioned accommodation comprises an entrance porch, welcoming hallway, spacious lounge/diner, and a modern fitted kitchen with integrated appliances. To the first floor are three bedrooms, a contemporary shower room, and a separate WC. Externally, the property benefits from a driveway to the front, a detached garage, and an impressive rear garden designed for both relaxation and entertaining.

Ideally positioned at the end of a quiet cul-de-sac on a desirable corner plot, the home is conveniently located close to excellent local amenities, reputable schools, and transport links. Mote Park, with its expansive 450 acres of parkland, is also within easy walking distance. This outstanding home must be viewed to be fully appreciated.

Location

Bearsted has an excellent selection of local amenities including shops on the Ashford Road and at Madginford and the Village Green. Doctors surgery, Chemist, Post Office, Supermarket and take away outlets together with excellent educational facilities and a mainline railway station to London. Maidstone maybe accessed via the Park & Ride and is two miles distant, alternatively there is a lovely walk through Mote Park. The County town boasts an excellent selection of amenities. The M20/A20/M2/M25 & M26 motorways are also close by and offer direct vehicular access both London and the Channel Ports.

Council Tax Band

D

VIEWINGS STRICTLY BY APPOINTMENT

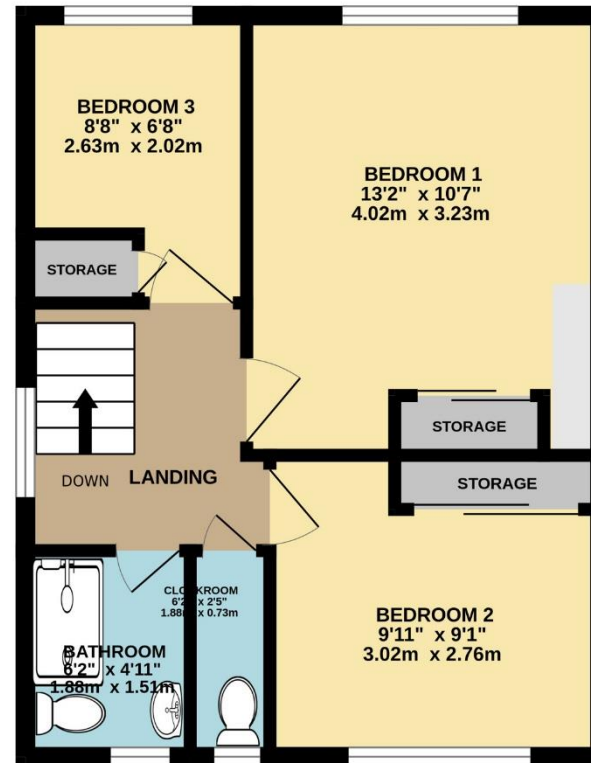
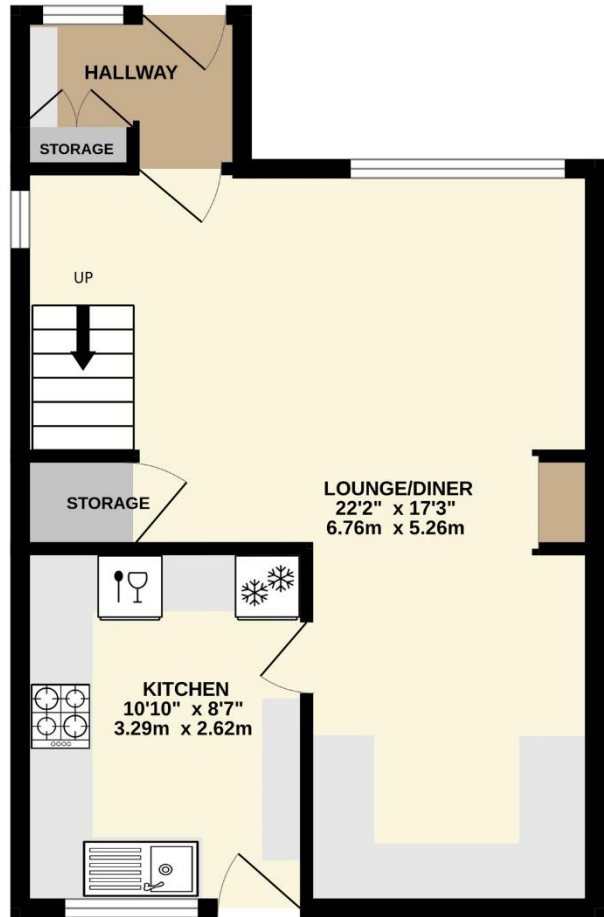
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Directions:

From our Bearsted office proceed in a southerly direction into Yeoman lane, passing The Village Green on the left hand side. At the junction with The Ashford Road turn right heading towards Maidstone after approximately 1/2 a mile and at the traffic lights turn left into Willington Street, Biddenden Close will be found first turning on the left roughly adjacent to the park and ride at Mote Park. Follow the road bearing to the left into the cul de sac and the property will be found a at the end of the cul de sac on the left hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 797 sq.ft. (74.1 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

ENTRANCE PORCH 6' 7" x 4' 0" (2.01m x 1.22m)

Wood-effect laminate flooring, front-aspect window, and a UPVC entrance door with an decorative fanlight. The space is enhanced by a bespoke fitted storage bench seat and a built-in cupboard with shelving, with a glazed door leading through to:

ENTRANCE HALL

Seamless wood-effect laminate flooring flows throughout, complemented by a side-aspect window that fills the space with natural light. A staircase with a timber balustrade rises to the first floor, while an elegant arched opening leads through to:

LOUNGE / DINING ROOM 13' 0" x 13' 8" (3.96m x 4.16m)

Beautifully appointed with continuous wood-effect laminate flooring, this impressive dual-aspect space features a large window to the front, flooding the room with natural light. Additional highlights include a double radiator, three stylish wall light points, a useful understairs storage cupboard, and a bespoke built-in desk with open display shelving above. A wide opening leads seamlessly into the:

DINING ROOM 10' 9" x 7' 10" (3.27m x 2.39m)

Large window enjoying views over the rear garden, further double radiator and built-in bench seating—ideal for entertaining—while an elegant wooden bi-fold door open through to:

KITCHEN 10' 5" x 8' 7" (3.17m x 2.61m)

An exceptional range of contemporary wall and base units, finished with sleek white high-gloss doors and drawers, is beautifully complemented by luxurious quartz granite work surfaces. A recessed stainless steel one-and-a-half bowl sink with inset drainer adds both style and practicality. Integrated appliances include a fridge freezer, AEG dishwasher, and an oven with a four-burner gas hob and extractor hood above, along with plumbing for a washing

machine. The space is further enhanced by ceramic tiled flooring, stylish glass splashbacks, and low-voltage recessed lighting. A half-glazed casement door and window provide views and access to the rear garden, allowing natural light to flow in.

ON THE FIRST FLOOR

LANDING

Side-aspect window, access to the loft space, and a useful built-in over-stairs storage cupboard with fitted shelving.

BEDROOM 1 13' 0" x 10' 9" (3.96m x 3.27m)

A large front-aspect window fills the room with natural light, complemented by a double radiator. The space also benefits from fitted wardrobes with sleek sliding mirrored doors and a built-in dressing table with display shelving.

BEDROOM 2 10' 4" x 9' 2" (3.15m x 2.79m)

Rear-aspect window, fitted wardrobes with stylish sliding mirrored doors, and a double radiator.

BEDROOM 3 8' 7" x 9' 9" (2.61m x 2.97m)

Front-aspect window, radiator, and a useful built-in cupboard fitted with a hanging rail and shelving.

SHOWER ROOM

A stylish white suite enhanced by striking black fittings, comprising a low-level WC with concealed cistern and a contemporary rectangular corner basin with mixer tap, set against a marble-effect aqua-boarded splashback. The step-in shower cubicle features a luxurious rainfall shower head, handheld attachment, and glass screen and door, all complemented by a marble-effect aqua-boarded surround. Further benefits include a sleek black heated towel rail, low-voltage recessed lighting, durable and attractive patterned vinyl flooring, and a rear-aspect window providing natural light.

SEPARATE WC

A contemporary white suite complemented by sleek black fittings, featuring a low-level WC with concealed cistern and a stylish floating basin with mixer tap. The space is enhanced by marble-effect aqua-boarded splashbacks, patterned vinyl flooring and a rear-aspect window allowing for natural light.

OUTSIDE

To the front of the property, a concrete hardstanding driveway provides off-road parking for two vehicles and leads to a detached single garage with electric, light, power and an up-and-over entry door. The front garden is attractively planted with a variety of mature shrubs, including Azalea, Jasmine, Rhododendron and Acer, creating a welcoming first impression and even includes an ornamental fish pond. A side pedestrian gate offers convenient access to the rear garden.

The rear garden is truly exceptional and has a maximum width of approximately 70 ft, arranged mainly to the side and rear—beautifully landscaped and thoughtfully designed to create a tranquil outdoor retreat. A paved patio sits adjacent to the house, ideal for entertaining, leading onto a well-maintained lawn bordered by an impressive selection of established planting, including Osmanthus, Virginia creeper, climbing hydrangea, ivy, peonies, a striking Magnolia tree, and more—a true feast for the senses. The garden is fully enclosed and further benefits from an outside tap, external lighting, and a pedestrian door into the detached garage.



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