

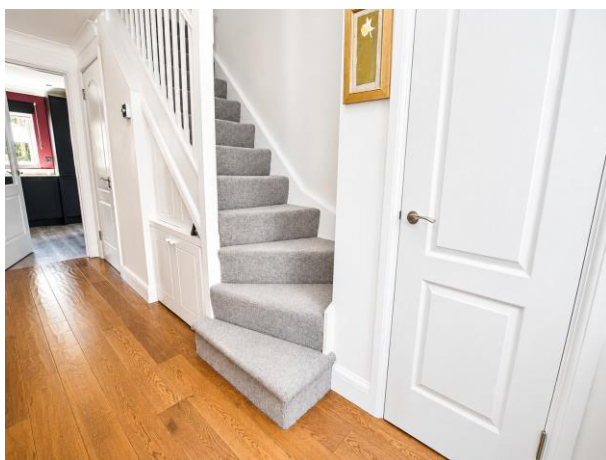
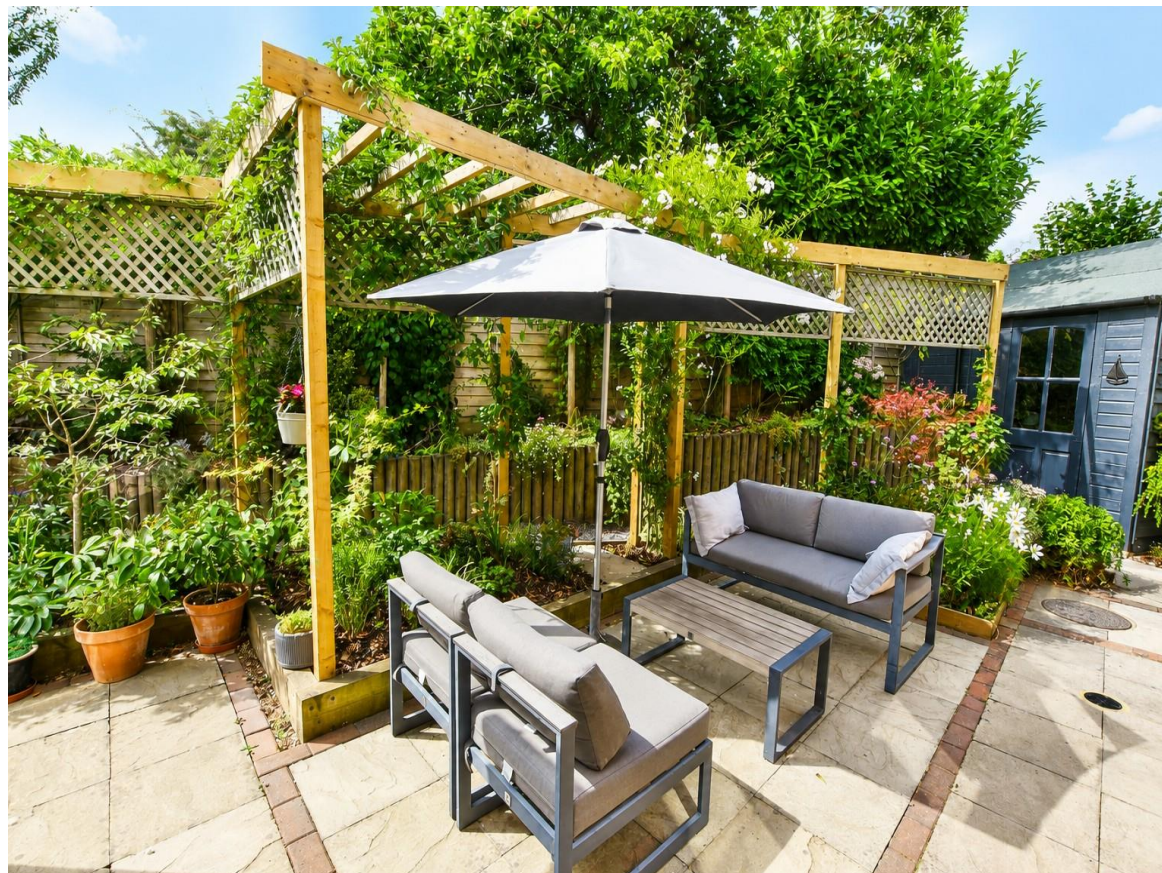


3 Shaw Close
Maidstone
ME14 5DN

Offers in excess of £550,000

3
Shaw Close

Maidstone
ME14 5DN



Description

A delightful opportunity to purchase this immaculate detached family home, occupying a peaceful cul-de-sac position and approached via a private driveway on the edge of this sought-after development, within easy reach of Penenden Heath and the surrounding woodland. The accommodation is presented in stunning order throughout and has been thoughtfully extended to the rear, creating a spacious and versatile family home. Further benefits include a double garage and generous double-width driveway to the side, providing excellent off-road parking. The beautifully established rear garden is a horticulturalist’s dream, extensively stocked with an impressive variety of specimen shrubs and planting that provide colour and interest throughout the year. Excellent hard landscaping creates a wonderfully secluded outdoor entertaining area, enhanced by its desirable southerly aspect. Originally built by Hill Reed Homes in the 1990s to this particularly attractive design, the property offers an excellent combination of space, setting and presentation.

Location

This small select development is delightfully located in the sought after northern suburb of Maidstone known as Penenden Heath. The Heath itself is steeped in history dating back to Viking times and used as a meeting place. Flanked by woodland which is adjacent to the development. There are shops on the parade at Penenden Heath which provide for everyday needs, together with recreational facilities including tennis, bowls, together with numerous countryside walks, childrens play area and pre-school. The local Sandling school caters for infants and juniors. Maidstone town centre is some one and half miles distant and offers a more comprehensive selection of amenities including two museums, theatre, two railway stations connected to London, county library, multi-screen cinema and a wide selection of schools and colleges for older children. There are excellent shopping facilities at The Mall and Fremlins Walk. The M20/A20/M25/M26 motorways are also close by and offer direct vehicular access to both London and The Channel ports.

Council Tax Band

E

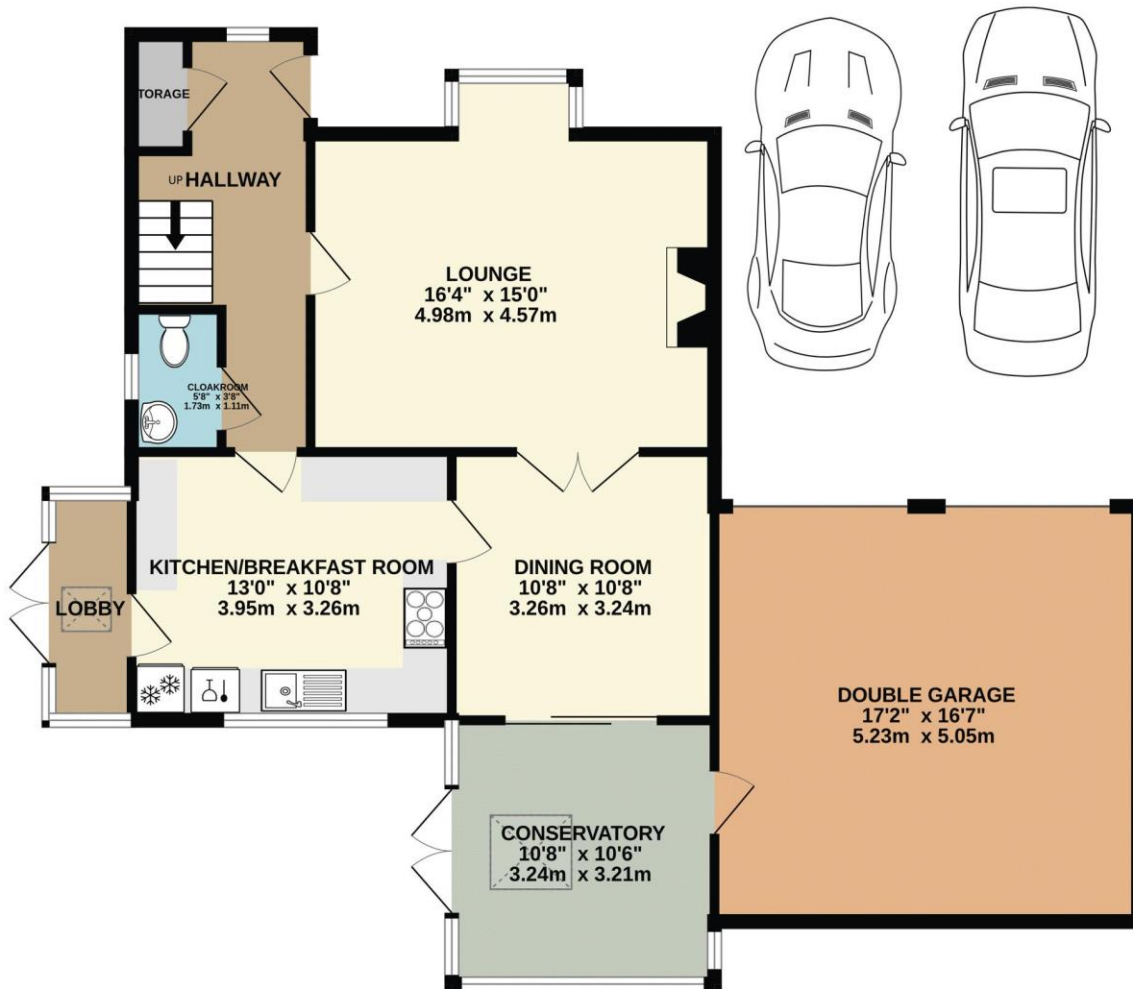
VIEWINGS STRICTLY BY APPOINTMENT

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

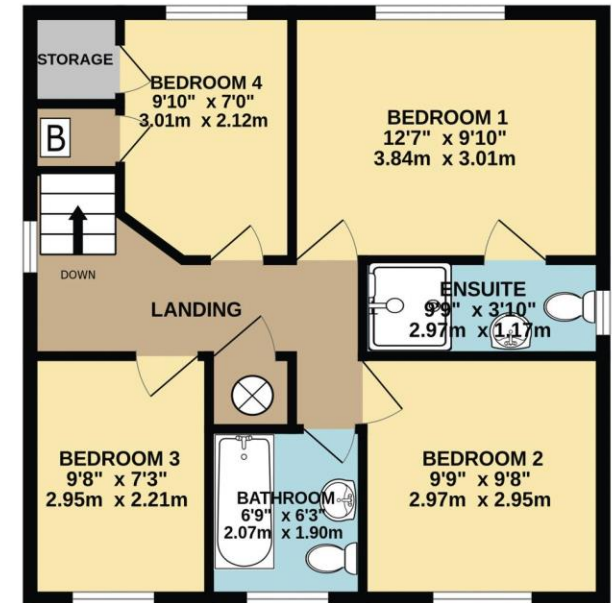


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1555 sq.ft. (144.4 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

Window to front and hardwood entrance door with leaded light panel. Radiator, built-in storage cupboard and engineered oak flooring. Bespoke fitted storage cupboards beneath the staircase, which rises to the first floor with an attractive timber balustrade. Recessed low-voltage lighting.

CLOAKROOM 5' 8" x 3' 8" (1.73m x 1.12m)

White suite with chrome-plated fittings, comprising wash hand basin with fitted storage cupboard beneath and low-level WC. Ceramic tiled flooring, radiator, window to side and recessed low-voltage lighting.

LOUNGE 16' 4" x 15' 0" (4.97m x 4.57m)

Attractive natural brick fireplace with travertine hearth and fitted eco wood-burning stove, creating a delightful focal point to the room. Two double radiators, engineered oak flooring and square bay window to front with fitted vertical blinds. Double doors leading to:

DINING ROOM 10' 8" x 10' 8" (3.25m x 3.25m)

Wood-effect laminate flooring and double radiator.

KITCHEN / BREAKFAST ROOM 13' 0" x 10' 8" (3.96m x 3.25m)

Superb range of contemporary fitted kitchen units featuring charcoal-grey door and drawer fronts with contrasting slimline oak-effect work surfaces and black fittings. Comprising one-and-a-half bowl acrylic sink with mixer tap, an extensive range of high and low-level cupboards, drawers and storage, including carousel corner units, deep pan drawers and dedicated crockery storage. Five-burner induction

hob with glass splashback and extractor hood, eye-level John Lewis oven with separate microwave, integrated Neff dishwasher and Samsung fridge/freezer. Plumbing for washing machine and space for tumble dryer. Window overlooking the rear garden, recessed low-voltage lighting and wood-effect laminate flooring.

CONSERVATORY 10' 8" x 10' 6" (3.25m x 3.20m)

Approached via sliding doors from the dining room and featuring a solid roof with Velux window. Double-glazed windows with fitted blinds enjoy delightful views over the rear garden and a desirable southerly aspect. Recessed low-voltage lighting and courtesy door providing direct access to the garage.

REAR LOBBY

Approached via a half-glazed door from the kitchen and featuring ceramic tiled flooring. Double-glazed windows with fitted vertical blinds overlook the garden, enjoying a pleasant westerly aspect. Solid roof incorporating a Velux window, providing additional natural light.

ON THE FIRST FLOOR

LANDING

Window to side with fitted vertical blinds, enjoying a pleasant westerly aspect. Built-in linen cupboard housing the Worcester gas-fired boiler, supplying central heating and hot water. Access to insulated and partially boarded roof space.

BEDROOM 1 12' 7" x 9' 10" (3.83m x 2.99m)

Window to front, radiator and attractive wood-effect laminate flooring. Door leading to:

EN-SUITE SHOWER ROOM 9' 9" x 3' 10" (2.97m x 1.17m)

Contemporary white suite with chrome-plated fittings, comprising shower enclosure with folding glass doors, wash hand basin with fitted storage cupboard beneath and low-level WC. Chrome heated towel rail, laminate flooring and window to side enjoying an easterly aspect.

BEDROOM 2 9' 9" x 9' 8" (2.97m x 2.94m)

Laminate flooring, radiator and window to rear with fitted blind, enjoying a desirable southerly aspect.

BEDROOM 3 9' 8" x 7' 3" (2.94m x 2.21m)

Laminate flooring, radiator and window to rear, enjoying a desirable southerly aspect.

BEDROOM 4 9' 10" x 7' 0" (2.99m x 2.13m)

Useful over-stairs storage cupboard, radiator, laminate flooring and recessed low-voltage lighting.

BATHROOM 6' 9" x 6' 3" (2.06m x 1.90m)

Contemporary white suite with chrome-plated fittings, comprising panelled bath with mixer tap and shower attachment, vanity-style wash hand basin with mixer tap and fitted storage cupboards beneath, and low-level WC. Complemented by tiled splashbacks, laminate flooring, shaver point, window and chrome heated towel rail.

OUTSIDE

Attached to the side of the property is an impressive double garage measuring 17'2 by 16'7, finished to an exceptionally high, almost showroom standard, with plastered walls, painted flooring and twin automatic up-and-over doors. Further benefits include electric light and power, together with access to the roof space via a folding ladder. To the front of the garage is a double-width brick-paved driveway providing off-road parking for two to three vehicles.



Attractive established planting includes magnolia, bay, lavender, hebe and rhododendron. The rear garden is a particular feature of the property, beautifully landscaped and delightfully ornamental, measuring approximately 25' x 60'. An extensive paved patio adjoins the house, complemented by attractive brick edging, raised beds and well-stocked borders. A pergola with lattice trellis is adorned with established climbing plants, including wisteria and honeysuckle, while deep shrub borders provide an abundance of colour and interest. There is also a raised vegetable garden, aluminium-framed greenhouse and timber summerhouse with double doors, measuring approximately 9' x 8'. Side pedestrian access and a further timber garden shed complete this superb and thoughtfully landscaped outdoor space.

Directions

From our Penenden Heath office, proceed in an easterly direction onto Penenden Heath Road. At the Chiltern Hundreds roundabout, take the first exit and then turn first left, just beyond the public house, into Sittingbourne Road. Shaw Close will be found a short distance along on the left, with the property approached via the private driveway on the left.





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