



8 Milton Grove
Penenden Heath, Maidstone
ME14 2FF
Asking Price £850,000

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Description

An exceptional four-bedroom detached family home on a private road, finished to an outstanding specification throughout. Built in 2016 with luxury and modern family living in mind, this beautifully presented property offers a generous entrance hall, study, cloakroom, spacious living room, stunning open-plan kitchen/dining room, utility room, four double bedrooms, two of which benefit from en-suite shower rooms, together with a stylish family bathroom. Further highlights include underfloor heating throughout the ground floor and bathrooms, and high-quality finishes throughout.

Occupying an impressive corner plot, the west-facing rear garden measures approximately 100ft x 60ft, complemented by a driveway and double garage. Ideally situated within easy reach of excellent local amenities, Penenden Heath, highly regarded schools and superb transport links, this is a truly turnkey home that is ready to move straight into and enjoy.

Sold with no forward chain. Early viewing is highly recommended.

Location

Situated on this small exclusive development of detached houses conveniently placed on Northern outskirts of the town in the sought after Penenden Heath area of Maidstone. The local Sandling School is within a quarter of a mile and caters for infants and juniors, there are also recreational facilities on the Heath including tennis, bowls and numerous countryside walks, a childrens play area and pre-school. The town centre is within one mile and offers a most comprehensive selection of amenities including two museums, theatre, County library and two railway stations connected to London. There are excellent shopping facilities including Fremlin Walk. Educationally there is a wider selection of schools for older children in and around the town centre. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

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VIEWINGS STRICTLY BY APPOINTMENT

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

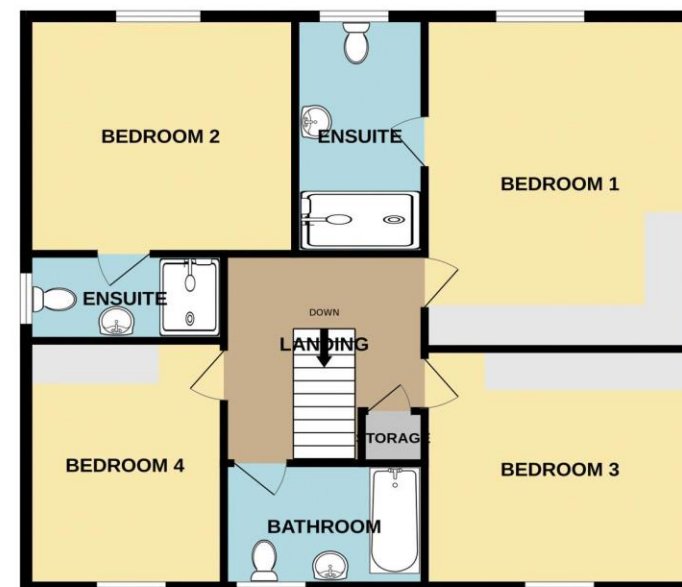


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1325 sq.ft. (123.1 sq.m.) approx.



1ST FLOOR
923 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 2249 sq.ft. (208.9 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.
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ON THE GROUND FLOOR

General Note: Ceramic tiled oak-effect flooring extends throughout the majority of the ground floor, which also benefits from underfloor heating throughout. The property is finished with oak internal doors featuring chrome ironmongery, while the bathrooms and cloakroom are fitted with quality Roca sanitary ware complemented by Grohe chrome fittings.

ENTRANCE HALL

Composite entrance door with chrome furniture, featuring half-glazed leaded light panels and a matching side window. Staircase rising to the first floor with oak balustrade, handrail and newel posts. Understairs storage cupboard housing the underfloor heating manifolds. Window to the front with fitted roller blind. Recessed low-voltage downlighters.

CLOAKROOM

White suite comprising a wall-hung wash hand basin with chrome mixer tap and low-level W.C. with concealed cistern. Two-tone high-gloss ceramic wall tiles, complemented by feature split-faced tiling. Window to the side with fitted roller blind. Recessed low-voltage downlighters and extractor fan.

LOUNGE 16' 1" x 14' 3" (4.90m x 4.34m)

A spacious, light-filled room featuring double casement doors and windows overlooking the rear garden, enjoying a westerly aspect. Recessed fireplace with a marble conglomerate hearth. Sonos sound system. Corniced ceiling and recessed low-voltage downlighters. Double casement doors opening to:

OPEN PLAN KITCHEN / DINING ROOM 21' 7" x 16' 1" (6.57m x 4.90m)

A superb contemporary kitchen fitted with an extensive range of mushroom high-gloss wall and base units with complementing quartz work surfaces and matching upstands. Franke stainless steel one-and-a-half bowl sink with mixer tap and recessed quartz drainer. Neff five-burner induction hob with extractor hood above and glass splashback, eye-level Neff Hide & Slide oven and integrated Neff microwave. Integrated dishwasher, waste disposal cupboard, deep pan drawers, carousel corner cupboard and two pull-out larder cupboards. Matching central island with quartz worktop, additional storage and integrated wine fridge. Space for an American-style fridge/freezer. Recessed low-voltage downlighters and Sonos sound system. Double aspect with a window to the side and double casement doors opening onto the west-facing rear garden.

UTILITY ROOM 12' 0" x 7' 4" (3.65m x 2.23m)

Complementing the kitchen is a range of matching units with mushroom high-gloss door fronts, set beneath quartz work surfaces incorporating an acrylic sink with mixer tap and drainer. A side-facing window provides natural light, while low-voltage recessed sensor lighting enhances the space. There is plumbing for a washing machine, and a door provides access to the double garage.

STUDY 9' 5" x 8' 2" (2.87m x 2.49m)

Window to the front with fitted roller blind and low voltage recessed lighting.

ON THE FIRST FLOOR

LANDING

Spacious landing featuring an oak balustrade with matching handrail and newel posts. Access to the loft space. Two built-in storage cupboards, one serving as an airing cupboard housing the Tempest hot water cylinder with immersion heater and Growatt converter, the other housing the underfloor heating manifolds, data control systems and consumer unit. Radiator and recessed low-voltage downlighters.

BEDROOM 1 16' 11" x 12' 11" (5.15m x 3.93m)

Window overlooking the west-facing rear garden. Extensive range of fitted wardrobes with contemporary panelled sliding doors and double radiator. Door leading to:

EN-SUITE SHOWER ROOM

Contemporary white suite with chrome fittings comprising a concealed cistern W.C. and vanity wash hand basin with chrome mixer tap and drawers beneath. Walk-in shower with rainfall shower head, handheld attachment and glass screen. Fully tiled in contemporary two-tone wall and floor tiles, complemented by a striking ripple-tile feature within the shower enclosure. Window to the rear with fitted roller blind, enjoying a westerly aspect. Chromium-plated heated towel rail, underfloor heating, shaver point, extractor fan and recessed lighting.

BEDROOM 2 12' 11" x 11' 11" (3.93m x 3.63m)

Extensive fitted wardrobes with contemporary panelled sliding doors. Window overlooking the west-facing rear garden and radiator. Door leading to:



EN-SUITE SHOWER ROOM

Contemporary white suite with chrome fittings comprising a wall-hung wash hand basin with mixer tap, low-level W.C. and step-in shower with glass screen. Fully tiled walls featuring decorative relief panels. Window to the side enjoying a southerly aspect. Underfloor heating, chromium-plated heated towel rail, shaver point, recessed low-voltage downlighters, extractor fan and a large illuminated mirror.

BEDROOM 3 12' 11" x 12' 0" (3.93m x 3.65m)

Built-in wardrobes with contemporary panelled sliding doors. Window to the front enjoying an easterly aspect and radiator.

BEDROOM 4 12' 4" x 9' 4" (3.76m x 2.84m)

Window to the front aspect, fitted wardrobes with contemporary panelled sliding doors and radiator.

BATHROOM

Contemporary white suite with chrome fittings comprising a concealed cistern W.C., vanity wash hand basin with chrome mixer tap and drawers beneath, and a panelled bath with mixer tap, shower over and glass screen. Recessed shelving with feature mosaic tiling to the bath area. Fully tiled walls and floor. Window to the front with fitted roller blind, enjoying an easterly aspect. Underfloor heating, chromium-plated heated towel rail, shaver point and recessed low-voltage downlighters.

OUTSIDE

To the front of the property, a resin driveway provides off-road parking for up to three vehicles and leads to the double garage, A gated side access

leads through to the rear garden, and there is exterior lighting.

Occupying an attractive corner plot, the west-facing rear garden extends to approximately 100ft x 60ft, wrapping around the side of the property. A spacious paved terrace adjoins the house, providing an ideal space for outdoor entertaining, beyond which lies a generous lawn bordered by a variety of mature trees and established shrubs, including yew, Scots pine, apple and laurel, together with beech hedging. The garden enjoys fully enclosed wall and fence boundaries and also benefits from an outside tap and exterior lighting.

DOUBLE GARAGE 19' 8" x 21' 1" (5.99m x 6.42m)

With electric shutter door, power and wall mounted gas fired Alpha combination boiler supplying central heating and domestic hot water throughout., person door to garden and integral door to the utility room.

Directions

From our Penenden Heath Office proceed in a southerly direction into Boxley Road, taking the second turning on the left next into Chattenden Court, take the first right into Milton Grove. Follow the road along to the right and the property will be found at the end of the cul de sac.





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