



Ibbett Mosely

17 Red Hill, Waterringbury, Maidstone, ME18  
5NN



A fantastic opportunity to buy an extended detached bungalow in an elevated position on one of Wateringbury's most desirable roads. A stunning kitchen with central island, two receptions, three bedrooms and two bathrooms, plus a fabulous garden to the rear.

Offers in Excess of £750,000 -

#### Entrance Hall

The entrance hall welcomes you with a light and airy feel, carpeted flooring and neutral walls. The staircase to the first floor is a feature, with white spindles and a wooden handrail. Doors lead off to the main reception rooms and bedrooms, with space for furniture and décor that adds character to this central space.

#### Kitchen

13'8" x 12'0"

The sleek kitchen is modern and well-equipped, featuring white cabinetry contrasted with sleek black granite countertops. It benefits from a central island providing additional workspace and seating. There is a large range cooker with an extractor hood and windows that bring in natural light. The kitchen opens onto the dining room and has access to a pantry and porch area.

#### Dining Room

13'3" x 9'7"

This formal dining room provides ample space for a large dining table and chairs, with dual aspect windows allowing in plenty of natural light. The room connects to both the kitchen and conservatory, making it ideal for entertaining and family meals. Neutral carpets and walls create a calm and inviting environment.

#### Sitting Room

16'11" x 12'6"

The sitting room is a comfortable and bright space with two large windows that let in plenty of natural light. It features neutral carpeting and walls. A traditional

- Detached chalet bungalow with further scope to develop more space
- Stunning Gardens & Vegetable Patch
- Versatile ground floor bedrooms and Bathroom
- Converted Loft bedroom and ensuite with Further potential
- Extended to provide additional dining room and conservatory
- Gated drive and garage
- Popular Road in Central Wateringbury
- EPC rating D - Council Tax Band E
- Offers in Excess of £750,000

fireplace with a decorative surround is a focal point, adding warmth and charm to the room.

#### Conservatory

10'5" x 9'1"

The conservatory is a light-filled space with a glass roof and windows surrounding three sides, creating a bright and airy atmosphere. It is furnished with comfortable sofas and a coffee table, making it an ideal spot to enjoy the garden views and sunshine throughout the day. Doors open out to the garden patio area.

#### Bedroom 1

13'9" x 12'6"

This spacious ground-floor bedroom enjoys soft natural light through two windows. The room features a double bed with light bedding, a variety of wooden furniture including a dresser, bedside tables and a chest of drawers, and decorative wallpaper that adds subtle texture to the space. The room is finished with neutral carpet and soft furnishings for a warm, comfortable feel. Built in triple mirrored door wardrobe.

#### Ground Floor Bathroom

This family bathroom is fitted with a bath surrounded by decorative tiling in blue and cream tones. There is a built-in vanity unit beneath the sink with storage and a large window that allows plenty of daylight into the room. The floor is tiled in white, complementing the overall fresh and clean look of the bathroom.





### Bedroom 2

12'0" x 10'3"

A second ground-floor bedroom painted in soft lilac tones with a double bed, one window, and a fitted wardrobe. The room is bright and airy, complemented by patterned curtains and neutral carpeting. A vintage-style dressing table and chair sit beside the window, adding character to the space.

### Cloakroom

The ground-floor cloakroom features a contemporary design with textured grey tiling halfway up the walls and a bright white finish above. It includes a close-coupled toilet and a wall-mounted sink with a window to the side, offering a practical and well-lit space.

### Bedroom 3

13'11" x 8'9"

This first-floor bedroom offers a charming and cosy atmosphere with a neutral colour palette. Two skylight windows, allow natural light to fill the room. The space is completed with a built-in desk and additional eves storage along the walls, making it a versatile retreat for rest or study.

### Shower Room

This contemporary shower room on the first floor features a large walk-in shower with glass doors and a contrasting tiled wall. The room is finished with light grey tiling throughout and a skylight that fills the space with natural light. There is a modern vanity unit with a basin, a toilet, and well-placed shelves recessed into the wall for toiletries.

### Rear Garden

The rear garden offers a generous outdoor space with a social paved patio area just outside the conservatory, ideal for seating and entertaining. Beyond the patio lies a large lawn bordered by mature trees and well-maintained flower and shrub beds. A vegetable plot is neatly arranged along one side, and a pond adds a peaceful water feature. The garden is enclosed and provides a private and tranquil retreat. A glass house to bring on specimen plants will also remain.

### Front Exterior

The front exterior of the property is well cared for, with a neatly trimmed lawn and a paved driveway providing ample parking. Mature shrubs and plants border the garden, adding greenery and privacy. The front pathway leads to a covered porch entrance framed with brickwork and attractive planting, presenting a welcoming approach to the home.

### Wateringbury

Wateringbury is a small village with a lively community and benefits from a village hall, post office, convenience store, hairdressers, tea room/antiques store and pub/restaurant as well as a good primary





school and railway station.

Wateringbury station (about 1/2 mile) serves Paddock Wood and Maidstone West. Paddock Wood has services to London Charing Cross in around 55 mins. Alternatively, West Malling station (4.7 miles) serves London Victoria/Charing Cross in about 55 mins (London Bridge in 44 mins).

The M20 (Jct 4) is 6.3 miles distant and provides access to the M26/M25 motorways and thence the motorway network beyond, Gatwick, Heathrow and Stansted airports, Channel Tunnel terminus, Dover and Bluewater shopping centre.

In addition to Wateringbury primary school, there are other primary schools in Kingshill and Mereworth. Maidstone and Tonbridge both have well regarded grammar schools for boys and girls. Independent schools include Tonbridge School, Kings Rochester, Sevenoaks School, Sutton Valence School and numerous preparatory schools in the Tonbridge and Sevenoaks area.

Nearby, the market town of West Malling has a good selection of popular restaurants and cafes. Maidstone, Tonbridge and Tunbridge Wells have large shopping centres, restaurants, cafes, bars and leisure facilities. Manor Park and Teston Bridge country parks are both close by and offer wonderful walking opportunities.

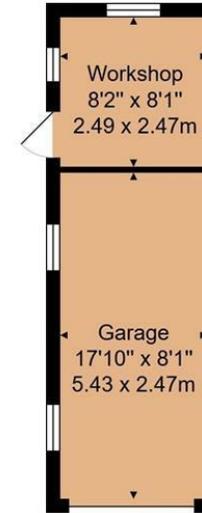
The area is well served for sports enthusiasts with Wrotham Heath, West Malling and Kingshill golf clubs nearby. Kingshill has a David Lloyd Health Club as well as football, cricket and tennis clubs and rugby is played at Aylesford and Tonbridge.



**Ground Floor**



**First Floor**



**Outbuilding**

House Approx. Gross Internal Area  
1475 sq. ft / 137.0 sq. m

Outbuilding Approx. Internal Area  
213 sq. ft / 19.8 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Ibbett Mosely**

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EPC Rating- D

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