





229 WOODLANDS ROAD, AYLESFORD, ME20 7QF

£750,000

- Beautifully extended and modernised four-bedroom detached family home on the sought-after Holtwood development
- Stunning open-plan kitchen, dining and family room with two sets of bi-fold doors to the garden
- High-end kitchen with quartz worktops, Neff slide-and-hide oven, combi oven, induction hob with downdraught extractor, boiling tap and wine cooler
 - Separate living room with media wall and inset fireplace
- Four well-proportioned bedrooms, including principal suite with en-suite shower room
 - Air conditioning to main bedroom and open-plan living space
 - Energy-efficient 10kW solar PV system with 20kW battery storage
- Westerly facing landscaped garden with large patio and pavilion ideal for outdoor entertaining
 - 10 Minute walk (0.4 miles) to Valley Invicta Primary School (Ofsted Outstanding)
- 25 Minute drive (18.4 miles) to Ebbsfleet International with trains to St Pancras from 19 minutes

 4  2  2  D







ABOUT THIS HOME

An exceptional four-bedroom detached family home, beautifully extended and modernised to a high specification, situated on the sought-after Holtwood development.

The property welcomes you with a long entrance hall leading to a generous living room featuring a stylish media wall with inset fireplace. To the rear, the home truly impresses with a stunning open-plan kitchen, dining and family room, designed for modern living and entertaining. Two sets of bi-fold doors open the entire rear of the house onto the westerly facing garden, flooding the space with natural light.

The high-end kitchen is superbly appointed with quartz worktops, premium appliances including a Neff slide-and-hide oven and combi oven, induction hob with downdraught extractor, instant boiling water tap and wine cooler. A separate utility room and cloakroom complete the ground floor.

Upstairs, the first floor offers four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a contemporary family bathroom.

This impressive home also benefits from powder-coated aluminium windows, air conditioning to main bedroom and open plan living space, and an energy-efficient 10kW solar PV system with 20kW battery storage.

Externally, the property features an integral garage with remote door, under-stairs storage, and a block-paved driveway providing parking for approximately four vehicles. The rear garden enjoys a westerly aspect and has been thoughtfully landscaped with an extensive patio and an open-framed pavilion—ideal for outdoor dining, entertaining, hot tub installation, or mounting an outdoor TV.

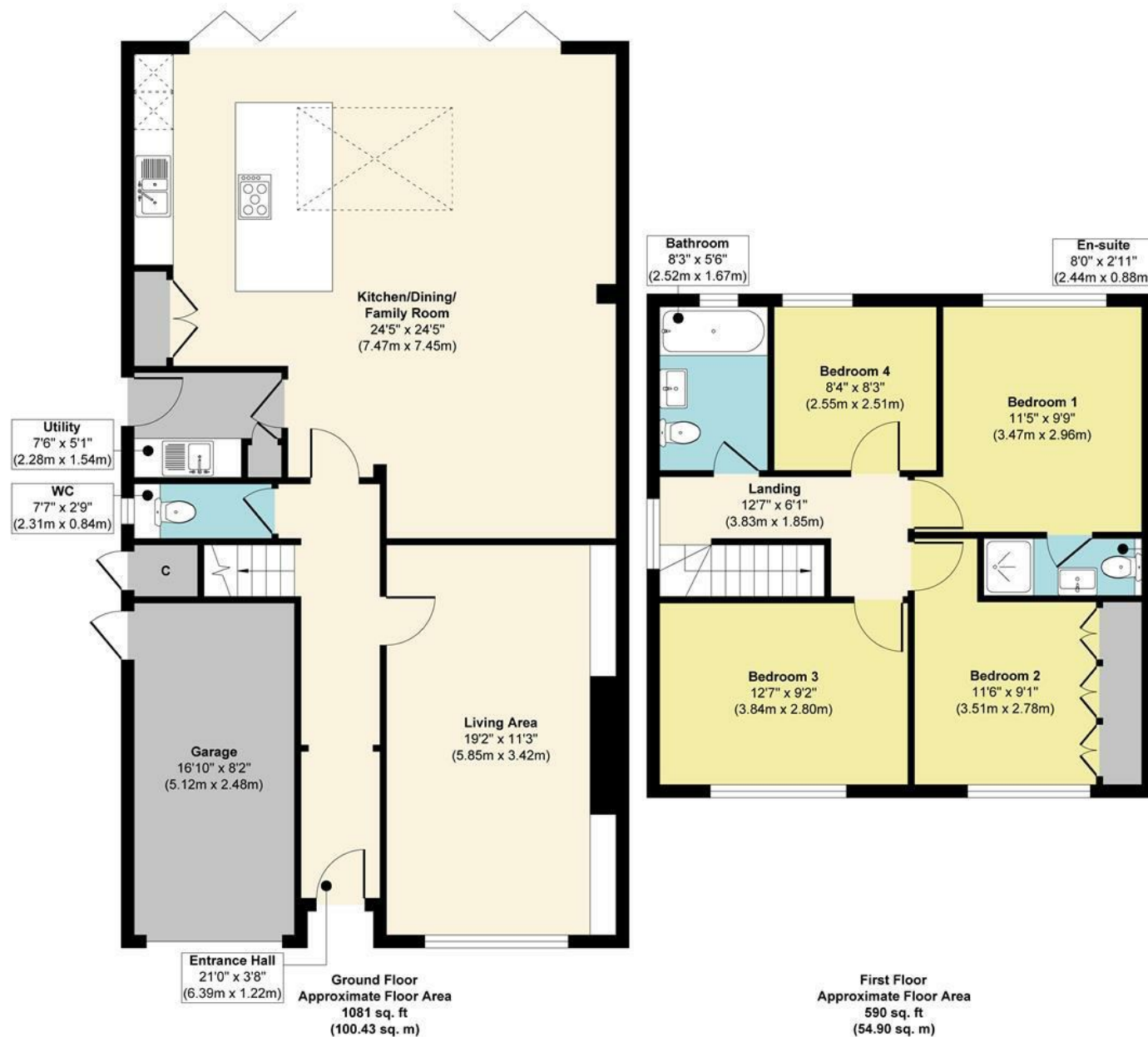
A superb turnkey family home combining modern design, energy efficiency and excellent entertaining space.





OWNERS COMMENTS





Approx. Gross Internal Floor Area 1671 sq. ft / 155.33 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 set within the prestigious Holtwood area of Aylesford, surrounded by mature trees that provide both privacy and a strong connection to nature.

Despite its peaceful location, it remains highly convenient, with Junction 6 of the M20 just a 5-minute drive away.

Families will value the close proximity to excellent schools. Valley Invicta Primary School, rated Outstanding, is only a 10-minute walk or a 2-minute drive (0.4 miles) and is located next to Aylesford Secondary School.

Aylesford's charming riverside village is just over a mile away, offering a selection of dining options to suit every taste. Highlights include The Hengist, a recently refurbished restaurant, bar, and brasserie with a delightful al fresco terrace, and The Chequers, a traditional pub with a riverside terrace and hearty menu. For lighter bites, the newly opened Pantry offers cosy indoor and outdoor dining, while The Little Gem is a favourite for real ales and ciders in an inviting atmosphere.

Transport links are excellent. A nearby footpath leads to the nearest bus stop, less than a 5-minute walk away, with regular services to Maidstone for shopping, schools, and leisure.

For London commuters, Ebbsfleet International is around a 25-minute drive (18.4 miles) and offers high-speed trains to St Pancras in as little as 19 minutes.

Alternatively, Aylesford station is within walking distance (0.7 miles) and provides services to St Pancras in just under an hour. Barming station, located 1.4 miles away, offers direct trains to London Victoria in just over an hour.





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

