



ABOUT THIS HOME.....

AN EXCEPTIONAL NEWLY BUILT DETACHED FAMILY HOME, SET BACK FROM THE ROAD ON SANDLING LANE IN PENENDEN HEATH, COMBINING CLASSIC, TIMELESS EXTERNAL ARCHITECTURE WITH A STYLISH AND CONTEMPORARY INTERIOR — TRULY OFFERING THE BEST OF BOTH WORLDS, WITH THE ADDED BENEFIT OF NO SERVICE CHARGES.

THE ACCOMMODATION IS THOUGHTFULLY ARRANGED AND BEGINS WITH A WELCOMING ENTRANCE HALL WITH STORAGE CUPBOARD, LEADING TO A BAY-FRONTED LIVING ROOM FILLED WITH NATURAL LIGHT. TO THE REAR, A HIGHLY SOCIABLE OPEN-PLAN KITCHEN AND DINING ROOM FORMS THE HEART OF THE HOME, FINISHED WITH OAK ENGINEERED FLOORING AND PERFECTLY SUITED FOR BOTH EVERYDAY FAMILY LIFE AND ENTERTAINING. A MODERN GROUND FLOOR CLOAKROOM COMPLETES THE GROUND FLOOR LAYOUT.

THE STYLISH HOWDENS KITCHEN FEATURES QUARTZ WORKTOPS AND AN EXCELLENT RANGE OF INTEGRATED BOSCH AND LAMONA APPLIANCES, COMBINING SLEEK DESIGN WITH EVERYDAY PRACTICALITY. HIGH LEVELS OF INSULATION AND TRADITIONAL MASONRY CONSTRUCTION ENSURE COMFORT, EFFICIENCY, AND LONG-TERM DURABILITY.

UPSTAIRS, THE BAY-FRONTED MAIN BEDROOM BENEFITS FROM A CONTEMPORARY EN-SUITE SHOWER ROOM, WHILE TWO FURTHER WELL-PROPORTIONED BEDROOMS ARE SERVED BY A MODERN FAMILY BATHROOM, FINISHED TO A HIGH STANDARD.

EXTERNALLY, THE HOME CONTINUES TO IMPRESS. THE GARDEN WILL BE ATTRACTIVELY LANDSCAPED WITH INDIAN SANDSTONE PAVING AND TURF, CREATING A LOW-MAINTENANCE YET INVITING OUTDOOR SPACE IDEAL FOR RELAXATION OR FAMILY USE.

DESIGNED WITH FUTURE-PROOF LIVING IN MIND, THE PROPERTY ALSO BENEFITS FROM SOLAR PV PANELS, AN EV CHARGING POINT, AND THE REASSURANCE OF AN NHBC 10-YEAR WARRANTY.

THIS IS A SUPERB OPPORTUNITY TO SECURE A HIGH-QUALITY, ENERGY EFFICIENT (PREDICTED SAP SHOWS A-RATING) NEW HOME IN A CONVENIENT AND HIGHLY REGARDED RESIDENTIAL LOCATION.

THE LOCATION.....

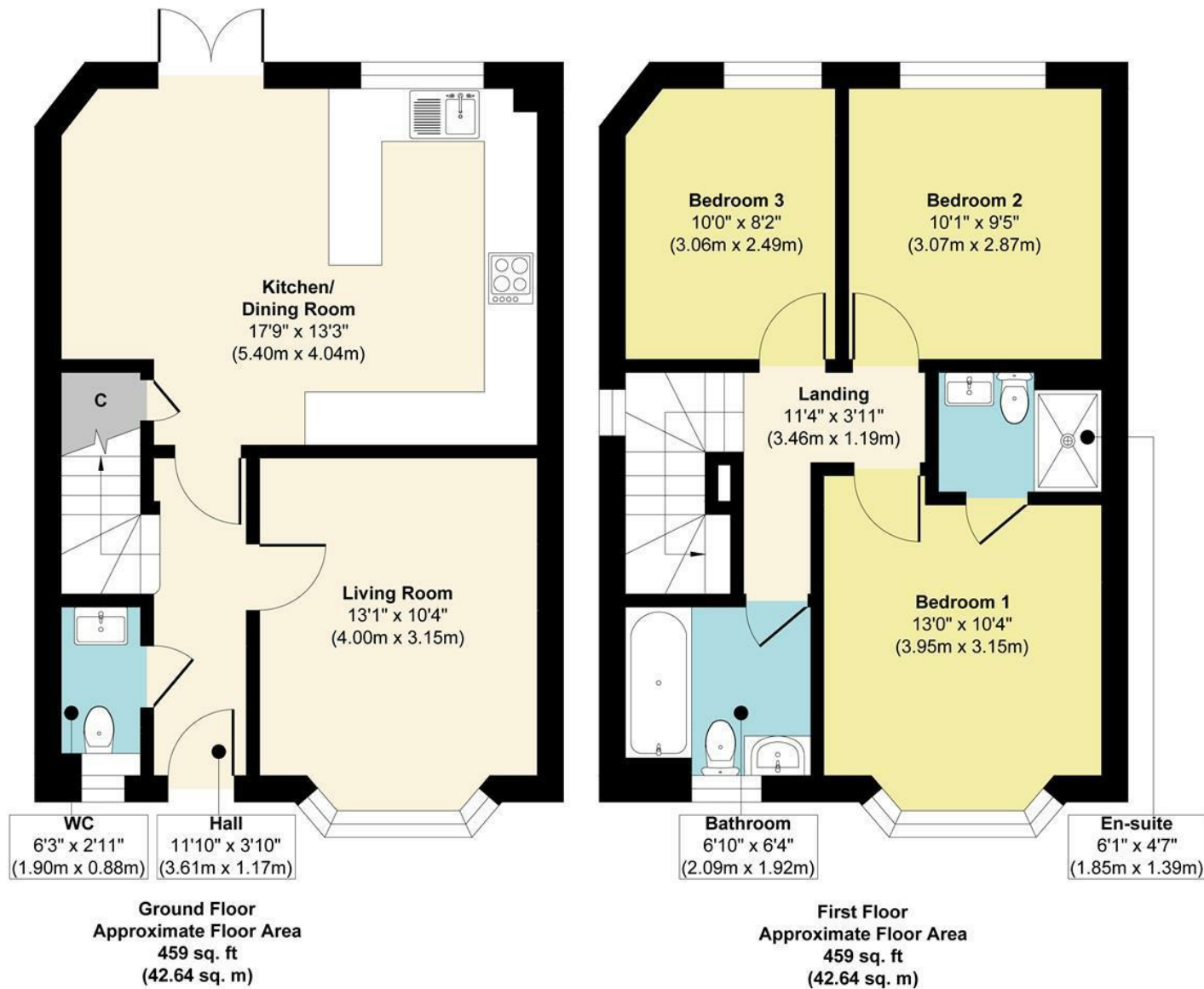
THE PROPERTY IS IDEALLY POSITIONED ON SANDLING LANE, JUST A TWO-MINUTE WALK FROM PENENDEN HEATH, A POPULAR OPEN GREEN SPACE ENJOYED FOR WALKS, RECREATION, AND COMMUNITY EVENTS. THIS SOUGHT-AFTER SETTING OFFERS THE PERFECT BALANCE OF PEACEFUL SURROUNDINGS AND EVERYDAY CONVENIENCE.

MAIDSTONE TOWN CENTRE IS LOCATED APPROXIMATELY TWO MILES AWAY, PROVIDING A COMPREHENSIVE RANGE OF SHOPPING, DINING, LEISURE FACILITIES, AND MAINLINE RAIL SERVICES WITH DIRECT CONNECTIONS TO LONDON FROM 53 MINUTES. A VARIETY OF LOCAL SHOPS, CAFÉS, AND AMENITIES ARE ALSO CLOSE AT HAND, CATERING FOR DAY-TO-DAY NEEDS.

THE AREA IS PARTICULARLY WELL REGARDED BY FAMILIES, WITH A STRONG SELECTION OF HIGHLY RATED PRIMARY AND SECONDARY SCHOOLS NEARBY, ALONG WITH EASY ACCESS TO MAIDSTONE'S RESPECTED GRAMMAR AND INDEPENDENT SCHOOL OPTIONS. EXCELLENT ROAD LINKS FURTHER ENHANCE CONNECTIVITY, MAKING THIS A PRACTICAL AND DESIRABLE LOCATION FOR MODERN FAMILY LIVING.







Approx. Gross Internal Floor Area 918 sq. ft / 85.28 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

These particulars do not constitute part or all of an offer or contract | The measurements indicated are supplied for guidance only | We have not tested any apparatus, equipment, fixtures, fittings or service, and it is in the buyers interest to check the working condition of any appliances | We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor