

# Bluebell

ESTATES



Crispin Cottage, 163, Heath Road, Coxheath, Maidstone, ME17 4PA  
Guide Price £425,000 - £450,000

## About this property.....

Guide Price - £425,000 - £450,000

This truly individual Victorian semi-detached cottage has been cleverly extended to create a wonderfully well-proportioned home full of charm and character. Arranged over two floors and extending to over 1200 sq. ft., this light-filled property features double-aspect windows to most rooms, giving an airy and inviting feel throughout.

At the heart of the home is a stunning L-shaped open-plan kitchen/dining/family room, boasting a vaulted ceiling with exposed beams, Velux windows, and casement doors that bathe the space in natural light. The kitchen is comprehensively fitted with country style units, a Range Master cooker with twin ovens, peninsular breakfast bar, and tiled floors. Additional ground floor accommodation includes generous sitting room with open fireplace, a study area, a separate utility room, and a cloakroom with Belfast sink.

Upstairs, the landing enjoys a southern aspect with farmland views to the front. There are three bedrooms – the principal with fitted wardrobes and window seating – and a family bathroom with shower over bath.

Outside, the property offers excellent parking and turning space for up to four vehicles, with double gates leading to a generous, fully fenced rear garden. The garden is a great size with a variety of trees, shrubs and plants as well as a large patio area, ideal for al-fresco dining.

This 1890s cottage has been thoughtfully extended and modernised, creating a home full of character and space for modern living.

## Situation.....

Coxheath is a thriving village located just south of Maidstone, offering an excellent balance of community spirit, local amenities and access to the surrounding Kent countryside. The village benefits from a range of day-to-day facilities including convenience shops, a village hall, a chemist, butchers, doctors' surgery, and a health centre — all within easy reach.

Education is well-catered for, with Coxheath Primary School situated in the heart of the village and rated Good by Ofsted in 2023. Secondary education is available nearby at Cornwallis Academy, just over a mile away, which also holds a Good Ofsted rating.

Coxheath is well-connected, with regular bus services to and from Maidstone town centre and a choice of nearby train stations. Marden station is just a 10-minute drive (5.1 miles) away and offers direct services to London Bridge in around 47 minutes, making it ideal for commuters. For high-speed connections, Ebbsfleet International is only a 33-minute drive (21 miles) and provides services to London St Pancras in just 19 minutes.

The nearby county town of Maidstone offers a comprehensive range of shops, restaurants, and leisure facilities including Fremlin Walk Shopping Centre, a Museum and Art Gallery, theatre, multi-screen cinema, and Mote Park — a 450-acre expanse of parkland with woodland, rivers, and a 30-acre lake, perfect for walking, running, and family days out.

Surrounded by picturesque countryside and with a network of scenic walks along the Greensand Ridge, Coxheath is the perfect place for those seeking a semi-rural lifestyle with convenient access to town amenities and excellent transport links.











## What the owner says.....

### A Truly Reluctant Sale – Welcome to Crispin Cottage

We've absolutely adored living at Crispin Cottage and will be sad to say goodbye. Full of character and charm, it's a home that's brought us countless cosy winters by the fire and sunlit summer walks across Clock House Farm to the local favourite, The Bull Inn - Linton.

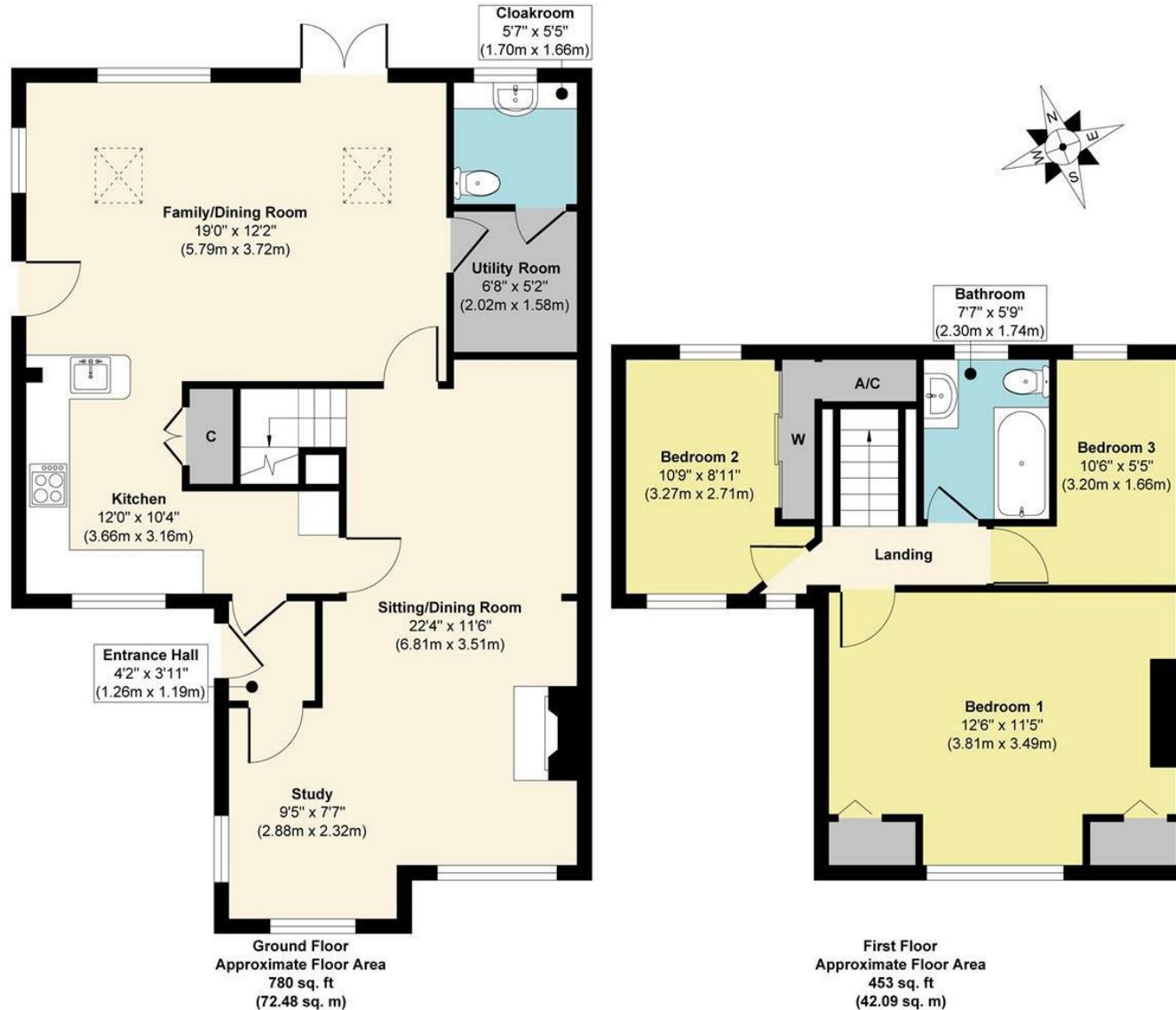
The heart of the home is the dining area – perfect for entertaining and bringing everyone together, especially at Christmas. Crispin Cottage is more than just a house; it's a place to make memories.

We hope the next owners fall in love with it just as we have and enjoy every moment here.





# Crispin Cottage, 163, Heath Road, Coxheath, Maidstone, ME17 4PA



## 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.



