

# Bluebell

ESTATES



216, Tonbridge Road, Maidstone, ME16 8SR  
£270,000

## About this property.....

A handsome ragstone Victorian cottage, set back from Tonbridge Road in an elevated position, offering character, practicality and a highly convenient location.

The accommodation includes a sitting room, spacious kitchen, lobby, shower room, lean-to and a former outside WC, now usefully converted into a boiler room with space for a washing machine. On the lower ground floor, there is a versatile basement room with electric underfloor heating, ideal as a TV room, gym or hobby space. To the first floor are two bedrooms, with the bathroom accessed off the rear bedroom.

The property also benefits from parking to the rear with power point to slow charge a hybrid or EV, new double glazed windows installed in 2025, and a Worcester combination boiler fitted in 2019.

Ideally situated for Oakwood Park schools and just 0.8 miles from Maidstone West Station, this charming period home will appeal to a wide range of buyers.

## Situation.....

Maidstone, the county town of Kent, is a shopper's paradise with a vibrant mix of unique stores and popular high street brands. Foodies will also be spoilt for choice with a range of options from traditional afternoon tea to fine dining experiences. The town's buzzing nightlife is another highlight, with a variety of pubs, bars and entertainment venues to suit all tastes.

Outdoor enthusiasts will find plenty to keep them busy too, from cruising down the river on the Kentish Lady to exploring the many cycling and walking routes that showcase the region's charm and heritage. Families will love attractions such as Kent Life Heritage Farm and the 450-acre Mote Park, offering unforgettable experiences for all ages.

Maidstone is home to several primary and secondary schools, including four grammar schools. Commuting to London is a breeze with direct train links from Maidstone East and Maidstone West stations, with journey times as short as 51 minutes. The town also has excellent road connections, with easy access to the M20 motorway junctions 5 to 7 providing routes to London and the coast.











## What the owner says.....

"My husband and I fell in love with April Cottage the first time we viewed it and we have spent 10 very happy years living here.

Elevated above the Tonbridge Road, April Cottage has been a convenient location for my husband who works at the Maidstone hospital. He either walks to work or takes the car which is ordinarily parked to the rear of our home. It has been useful having the parking since he is able to safely charge his car. April Cottage is also convenient for walking to the town centre. Alternatively, there is a bus that stops just across the road. A number of rated and popular primary and secondary schools are within walking distance.

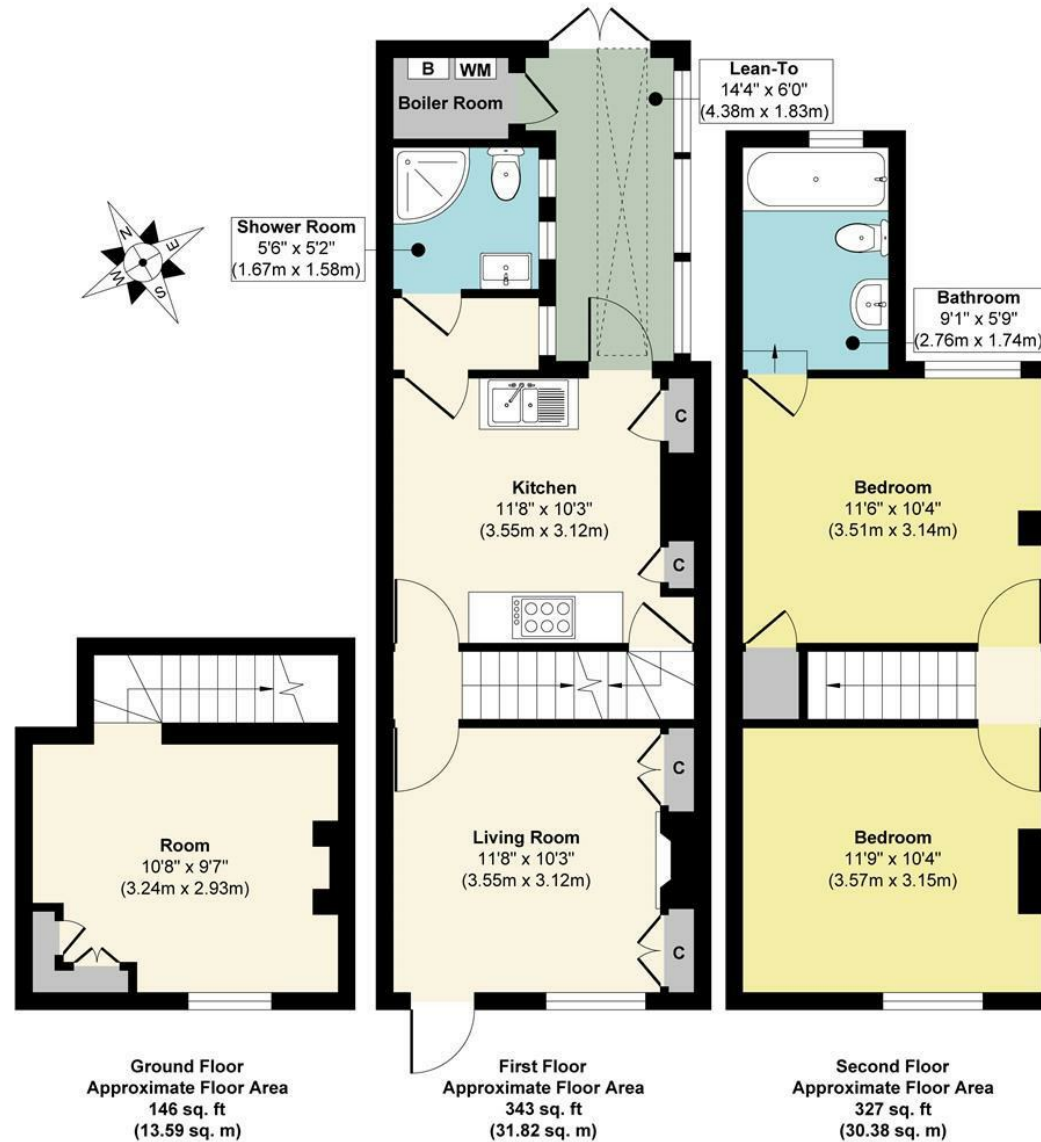
April Cottage has been a safe and happy environment for us to live in. We have been fortunate to have had great neighbours always happy for a chat and to accept deliveries on our behalf. Last, but not least, our local pub the Walnut Tree is great for a pint!

We shall be sad to leave April Cottage, but my husband and I are ready for a new adventure when he retires this year."





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**Approx. Gross Internal Floor Area 816 sq. ft / 75.79 sq. m (Excluding Lean-To)**

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.



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