



Woodlands Road, Aylesford, Kent, ME20 7QF
Price Guide £900,000



BEAUTIFULLY PRESENTED FIVE BEDROOMS DETACHED HOME SET WITHIN APPROXIMATELY 0.43 ACRES AND BEAUTIFULLY LANDSCAPED GARDENS.

GUIDE PRICE £900,000 - £950,000

Located in the prestigious and established Holtwood area is this rarely available and impressive detached double fronted family home which has been thoughtfully extended and subject to considerable improvements by the current owners with no expense spared, offering wonderful and spacious accommodation set within pleasant and mature grounds extending to approximately 0.43 of an acre.

This impressive family home has been designed to cater for a growing family, offering well planned and spacious accommodation which boasts a reception hall, cloakroom, generous sized living room, large double glazed conservatory, study, stunning kitchen/breakfast room, utility room to the ground floor, good sized landing, five well proportioned bedrooms (master bedroom with impressive en suite), and modern family bathroom. Salient features to note include a Juliet balcony enjoying views over the established rear garden, under floor heating where stated, double glazed windows and gas fired central heating. Externally the property is set within approx' 0.43 acre, with the rear garden proving an exceptional outdoor space extending a depth of 197' ft.

The property has a blocked paved driveway providing ample off street parking for several vehicles and an additional integral garage for further convenience.

A magnificent and prestigious house that we recommend viewing to avoid disappointment.

- **GUIDE PRICE £900,000 - £950,000**
- **Impressively Presented & Extended Detached House**
- **Five Bedrooms**
- **Master Bedroom with Superb En Suite**
- **Stunning Kitchen/Breakfast Room**
- **Large Double Glazed Conservatory**
- **Set within Approx 0.43 Acre**
- **Vast Rear garden Extending to approx 197'**
- **Integral Garage Measuring Approx 21'3 x 13'7**
- **EPC RATING: C**

Energy Efficiency Rating	
	Potential
<i>Very energy efficient - lower running costs</i>	
(92 plus) A	
(81-91) B	83
(69-80) C	74
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
England & Wales	EU Directive 2002/91/EC 





LOCAL AREA INFORMATION FOR HOLTWOOD, AYLESFORD

Aylesford and Ditton are a sought after area thanks to its convenient access to so many things. Holtwood itself offers a small parade of shops within the development.

For local recreation you have a leisure centre at Larkfield, a wealth of parks, green spaces and countryside close by. Cobtree Park, Leybourne Lakes and Manor Park are particularly noteworthy.

Aylesford offers a good range of shops, supermarkets and eateries all within close proximity. Nearby West Malling is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone town centre is approximately 5 miles away and offers a comprehensive range of educational, recreational and shopping facilities.

For the commuter Junction 4 of the M20 gives access to the motorway network. Aylesford train station connects with the fast service into St. Pancras and Ashford International. There is also a mainline train station at nearby West Malling connecting to both London Victoria and from 1st December 2022 London Charing Cross.

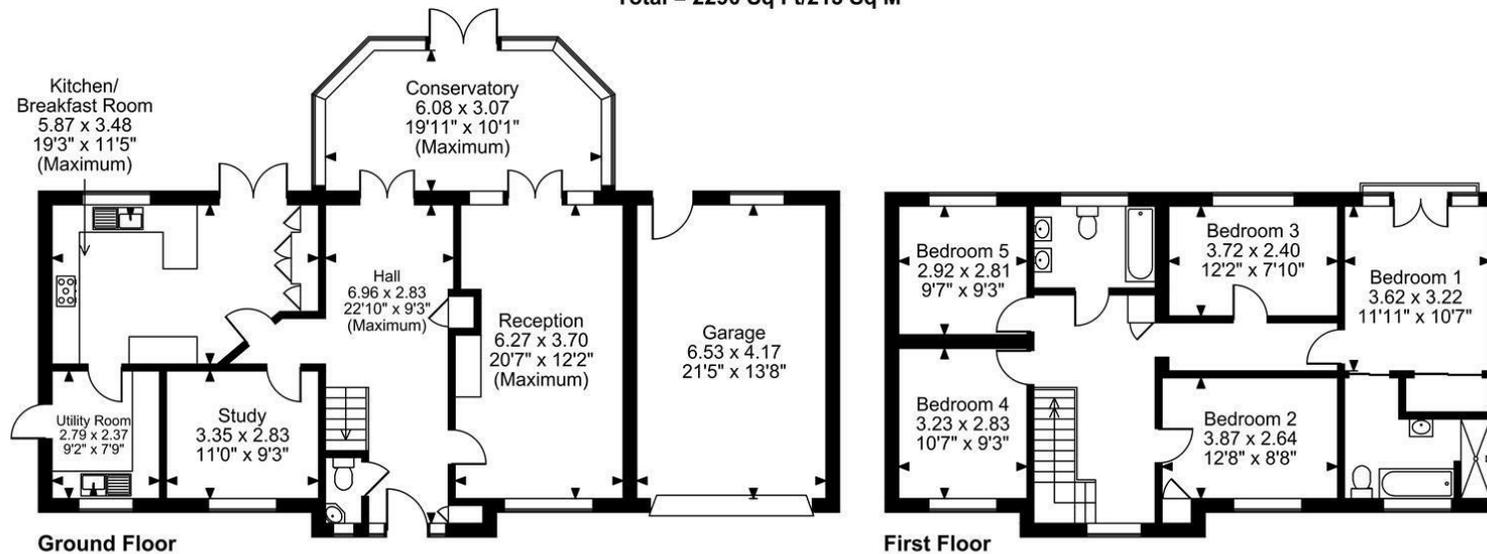
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold
Brick Built House
Council Tax Band F
EPC Rating C
UPVC Double Glazing
Gas Central Heating
Gas, Electric, Mains Drainage, Water, Broadband and Phone Line



Woodlands Road, Aylesford
Approximate Gross Internal Area
Main House = 2002 Sq Ft/186 Sq M
Garage = 288 Sq Ft/27 Sq M
Total = 2290 Sq Ft/213 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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