



FIR TREE GROVE



Guide Price £500,000 Freehold

## THE PROPERTY

**\*\*Guide Price £500,000-£550,000\*\***

Situated in the charming and highly sought-after village of Bredhurst, this spacious and well-presented four-bedroom detached family home offers the perfect balance of peaceful semi-rural living and everyday convenience. The village is home to an Outstanding Ofsted-rated school, a popular local pub, scenic countryside walks, and excellent transport links, making it an ideal choice for families and anyone looking to enjoy a welcoming community in a picturesque setting.

To the ground floor, the property offers a welcoming entrance hallway with built-in storage, a bright and airy kitchen/breakfast room with direct access to the dining room, ideal for family meals and entertaining. A practical porch off the kitchen opens out to the garden and carport, and there's a downstairs W/C for added convenience. The spacious lounge features a characterful fireplace and sliding doors opening onto the rear garden, creating a cosy yet open living space. Upstairs, you'll find four generously sized bedrooms, all benefitting from built-in storage. The principal bedroom includes a handy wash basin, and the family bathroom serves all rooms comfortably.

The beautiful rear garden is a standout feature, offering a large patio area, lush lawn, mature shrubs and planting, and a garden store off the garage. To the front, there's a well-sized driveway providing off-road parking for multiple vehicles, a lawned area with stunning established trees, a garage, and a covered carport.

This rarely available property in an exceptional location must be viewed to be fully appreciated. Early viewing is highly recommended, call the Greyfox sales team in Rainham to arrange your viewing now!



FIR TREE GROVE, BREDHURST, GILLINGHAM, KENT, ME7 3LB



#### **Porch**

#### **Kitchen/Breakfast Room**

19' 9" x 8' 11" (6.02m x 2.72m)

#### **Dining Room**

9' 7" x 9' 0" (2.92m x 2.74m)

#### **Living Room**

21' 1" x 12' 0" (6.43m x 3.66m)

#### **WC**

#### **Bedroom 1**

13' 4" x 12' 1" (4.06m x 3.68m)

#### **Bedroom 2**

17' 10" x 8' 11" (5.44m x 2.72m)

#### **Bedroom 3**

12' 0" x 7' 6" (3.66m x 2.29m)

#### **Bedroom 4**

9' 8" x 8' 11" (2.95m x 2.72m)

#### **Bathroom**

#### **Carport**

17' 8" x 7' 9" (5.38m x 2.36m)

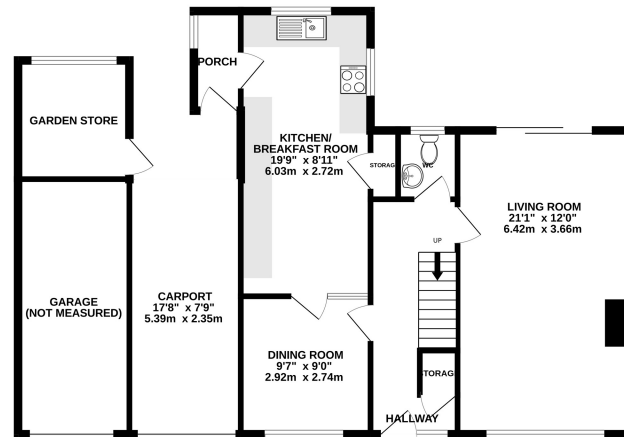
#### **Garage**

#### **Garden Store**

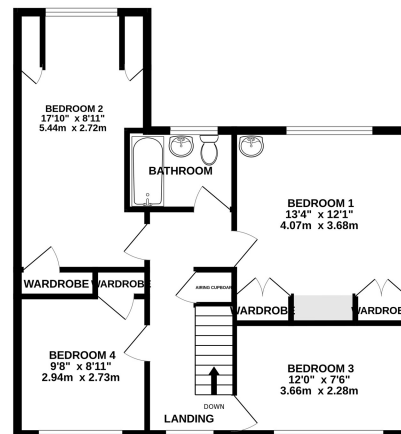


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GROUND FLOOR  
997 sq.ft. (92.6 sq.m.) approx.



1ST FLOOR  
657 sq.ft. (61.0 sq.m.) approx



TOTAL FLOOR AREA : 1654 sq.ft. (153.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

**England, Scotland & Wales**

EU Directive  
2002/91/EC

## AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

## Local Authority

Maidstone

### Band F



## SITUATION

Bredhurst Village is a naturally beautiful semi-rural sought after location. At just 1.5 miles from Hempstead Valley Shopping centre & restaurants. The area benefits from having highly desirable schools. With close proximity to the M2, providing excellent transport links. Rainham Train station is 3.5 miles away, providing access to the City in under an hour.

## DIRECTIONS

Head south-east on High Street/A2 towards Orchard Street. Turn right onto Mierscourt Road. At the roundabout, take the 1st exit and stay on Mierscourt Road. Continue straight onto Dolphin Drive. Turn left onto Deanwood Drive. At the roundabout, continue straight to stay on Deanwood Drive. At the roundabout, take the 1st exit onto Maidstone Road. Continue onto The Street. Turn left onto Hurstwood Road. Turn right onto Fir Tree Grove and the property will be on the left.

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## Greyfox Prestige Rainham

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