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COLLINGWOOD ROAD KITS COTY

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£1,100,000 Freehold

THE PROPERTY

This unique detached property is situated in the private estate of Kits Coty, just on the outskirts of Aylesford. It offers the best of both worlds in the respect of great motorway links for M20/M2 and yet nestled in a secluded and prestigious location.

This is an ideal family home to retreat to and entertain family and friends. In addition to the wonderful main house there is further potential (subject to relevant planning consent) for an additional dwelling. The main feature being a superb heated swimming pool with space to entertain on the surrounding terraced area.

The property itself is immaculately presented throughout and is approached via a gravelled in and out entrance driveway, for at least 12 cars and a double garage. This lovely home comprises of a contemporary open plan kitchen, dining-breakfast room, with steps leading to the living area with log burner, french doors leading out to terraced balcony, a lovely space to unwind and relax in taking in the tranquil surroundings. There are four bedrooms - two of which with ensuite's. The main bathroom is luxurious with free standing roll top bath and twin basins.

Externally the property boasts a large lawn area which is beautifully maintained, an ideal outdoor space for all the family to enjoy and great space for all the children to feel safe and secure, in addition there is a summer house.

This truly is an exceptional home and must be viewed to be fully appreciated, we expect this to generate a lot of interest and recommend early viewing to avoid disappointment Call the Greyfox sales team today!!!

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Entrance hall

Living room
19' 6" x 17' 8" (5.94m x 5.38m)

Breakfast area
11' 10" x 5' 5" (3.61m x 1.65m)

Kitchen / dining area
24' 5" x 11' 11" (7.44m x 3.63m)

Bedroom 2
10' 8" x 8' 6" (3.25m x 2.59m)

Ensuite

Conservatory
10' 10" x 9' 7" (3.30m x 2.92m)

Premium bedroom
16' 2" x 12' 6" (4.93m x 3.81m)

Ensuite

Bedroom 3
13' 6" x 11' 3" (4.11m x 3.43m)

Bedroom 4 / Study
13' 0" x 7' 11" (3.96m x 2.41m)

Double garage
19' 0" x 18' 6" (5.79m x 5.64m)

Changing room
14' 2" x 8' 2" (4.32m x 2.49m)

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COLLINGWOOD ROAD KITS COTY , AYLESFORD, KENT, ME20 7ES

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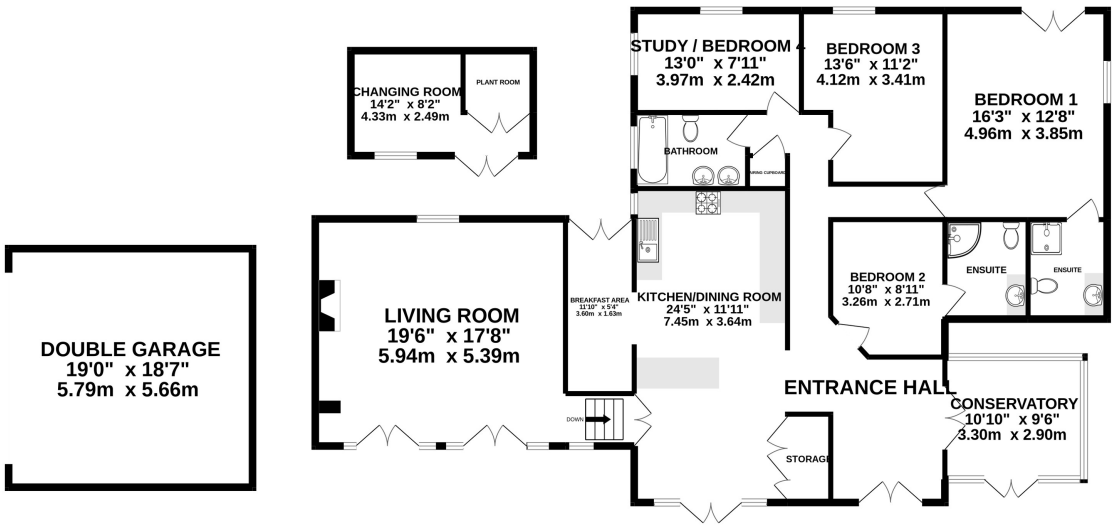
GROUND FLOOR
1658 sq.ft. (154.0 sq.m.) approx.



TOTAL FLOOR AREA : 1658 sq.ft. (154.0 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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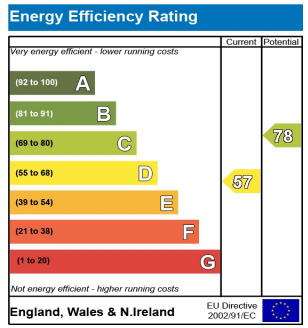
EFFICIENCY RATINGS



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.

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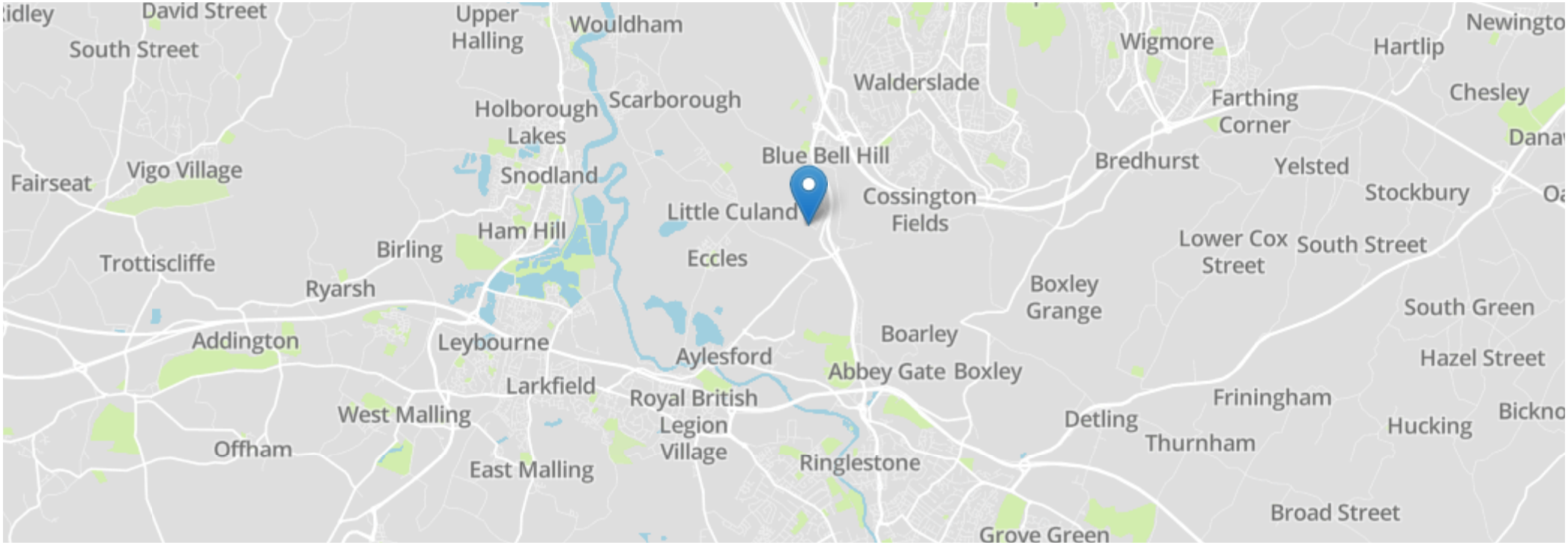

SITUATION

Based in the county of Kent, south of England, Maidstone is partitioned by the meandering River Medway. Within the county, it's the economic and agricultural centre. It's also a major English tourist attraction, oozing both historical and contemporary cultures which can be seen reflected in its magnificent architecture and wide array of cultural centres. Transport links are just a stone through away as Maidstone connects to the A2 / M20 and M2 motorways.

DIRECTIONS

From the M2 Take Exit 3 and A229 to Old Chatham Road, Head south on M2, At junction 3, Use the left 2 lanes to take the A229 exit to Maidstone/Chatham/M20/Channel Tunnel, At Taddington Roundabout, take the 3rd exit onto A229, At Lord Lees Roundabout, take the 1st exit onto the A229 slip road to Channel Tunnel/M20/Maidstone, Merge onto A229,Take the exit towards Eccles/Burham/Wouldham, Continue onto Rochester Road, Take Chatham Rd and Beresford Rd to Collingwood Road, Turn right onto Old Chatham Road, Old Chatham Rd turns slightly left and becomes Chatham Road, Turn left onto Salisbury Road, Turn left onto Beresford Road, Turn left onto Collingwood Road.

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