



ROBIN HOOD LANE



£675,000 Freehold

THE PROPERTY

We are delighted to bring to the market this four bedroom detached bungalow located in the sought after residential area of Blue Bell Hill.

On approaching this wonderful home you will automatically notice there is ample parking spaces for multiple cars for all the family and visitors. The accommodation is versatile for the growing family or for a multi generational family.

Upon entering, you are welcomed to the entrance hallway which leads through to the good size lounge/diner with a feature brick style fire and wood burner which is a lovely space to chill and unwind. Continuing through you are welcomed to the well appointed kitchen/breakfast room which is a great space for entertaining friends and family with French doors leading out to the terrace which is a tranquil space to relax and unwind. The kitchen offers a range of fitted wall and base units with ample worksurfaces and integrated appliances. There is another reception room via bi fold doors which would be ideal as a family room or as an office.

Continuing through you have four bedrooms, three of which are double, the premium being offered with an ensuite bathroom. Also benefits from a modern fitted shower room and WC. There is also a great size conservatory which overlooks the lovely garden which again is an extension of this lovely bungalow and is great for entertaining with family and friends in the summer and winter months.

The generous rear garden provides a peaceful haven and the current owner has put a lot of time and care into, offering a well established garden with a variety of trees and shrubs, mainly laid to lawn with a raised decking area. Also offers a vegetable plot with sheds and a green house to remain.

Blue Bell Hill is a charming and well-connected village situated between Maidstone and Rochester, offering a perfect blend of Countryside, tranquility and commuter convenience. The area benefits from excellent transport links including easy access to the M2 & M20 motorways, making it easy for those travelling to London or the coast.



ROBIN HOOD LANE, BLUE BELL HILL, CHATHAM, KENT, ME5 9JY



Porch

Hallway

Lounge

19' 3" x 14' 4" (5.87m x 4.37m)

Dining Area

13' 2" x 7' 9" (4.01m x 2.36m)

Kitchen/Breakfast Room

21' 4" x 15' 9" (6.50m x 4.80m)

Family Room

11' 4" x 10' 4" (3.45m x 3.15m)

Bedroom 1

14' 9" x 9' 7" (4.50m x 2.92m)

Ensuite

7' 9" x 6' 0" (2.36m x 1.83m)

Shower Room

8' 1" x 6' 0" (2.46m x 1.83m)

Bedroom 2

14' 9" x 11' 4" (4.50m x 3.45m)

Bedroom 3

16' 0" x 11' 4" (4.88m x 3.45m)

Bedroom 4

9' 8" x 6' 0" (2.95m x 1.83m)

WC

9' 4" x 3' 0" (2.84m x 0.91m)

Conservatory

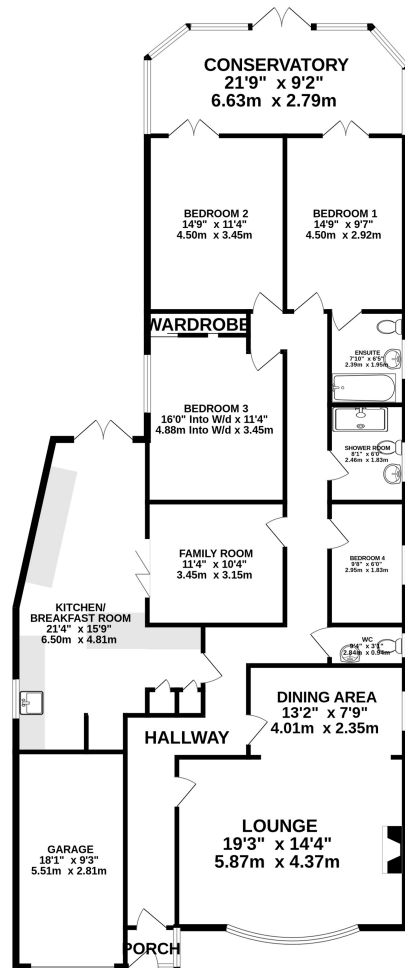
22' 3" x 9' 2" (6.78m x 2.79m)

Garage



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GROUND FLOOR
2260 sq.ft. (210.0 sq.m.) approx.



TOTAL FLOOR AREA : 2260 sq.ft. (210.0 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

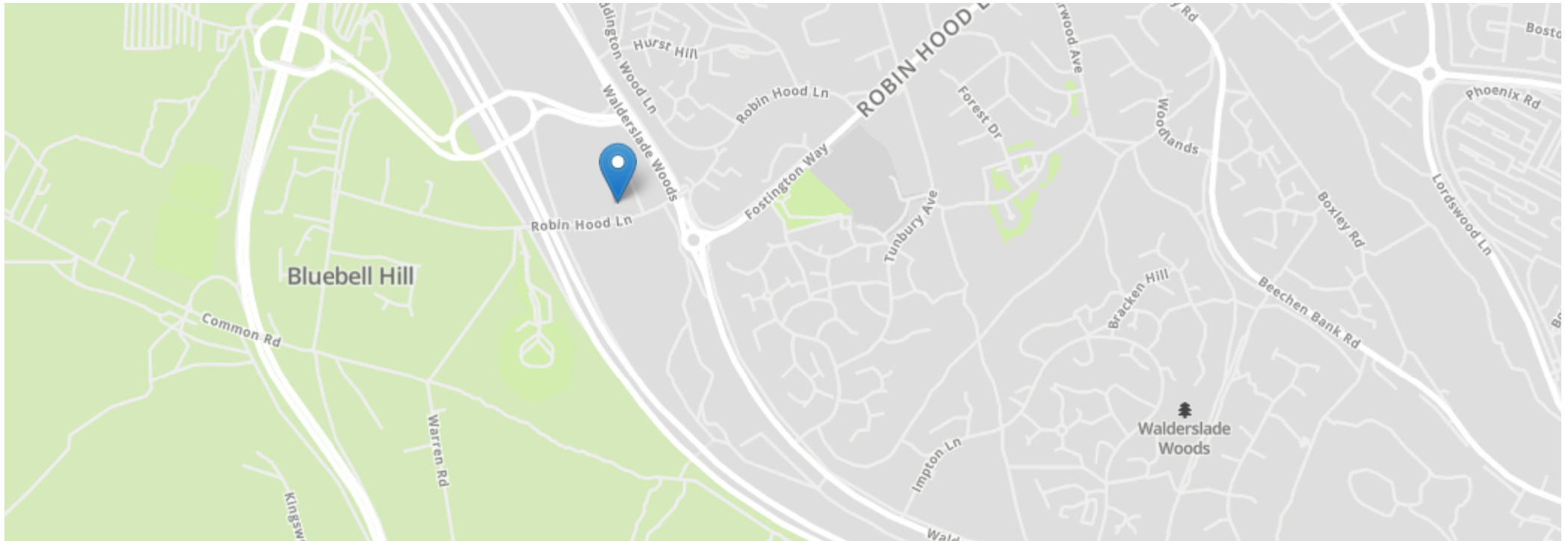
AGENT NOTES

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

Tonbridge & Malling

Band F



SITUATION

Blue Bell Hill is a chalk Hill between Maidstone and Rochester in the County of Kent. It overlooks the River Medway and is part of the North Downs. The A229 dual carriageway follows the route of a former Roman road and climbs the hill, today linking the M2 and M20 motorways. The highspeed 1 also runs beneath the hill.

DIRECTIONS

From Walderslade village, head south-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn left to stay on Robin Hood Lane. Continue onto Fostington Way. At the roundabout, take the 2nd exit onto Walderslade Woods/A2045. Turn left onto A2045. At Taddington Roundabout, take the 2nd exit onto A229. Turn left onto Maidstone Road. Turn left onto Robin Hood Lane and the property will be on the left.

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Greyfox Prestige Walderslade

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