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## Redruth Broomfield Road, Kingswood, Kent. ME17 3NY.

£725,000 Freehold

### Property Summary

**"I was so surprised at the amount of space there is. I found everything was so well proportioned and the plot size was incredible". - Matthew Gilbert, Branch Manager.**

Available to the market is this fantastic chalet bungalow, that truly has so much to offer. There is hugely flexible living accommodation to have a generational house all under one roof. Further to this there are various outbuildings and vehicular side access which could cater for a wide range of hobbies and activities.

The accommodation to the ground floor comprises of a porch, entrance hall, open plan kitchen/breakfast room, lounge diner and utility room. There is a master bedroom with built in wardrobes and a four piece ensuite as well as a second bedroom. To the first floor there are two bedrooms and a shower room.

There is also an annexe which is fully independent from the main dwelling which includes a kitchen, living area, shower room and bedroom. The annexe also has its own external access.

Externally there is an impressive plot which measures two thirds of an acre which is mainly laid to lawn with the added benefit of two large outbuildings. To the first there is a large drive for many vehicles as well as a handy garage with workshop area and vehicular side access.

Kingswood is an incredibly popular village that offers amenities such as a primary school, village hall and convenience store. For a wider range of amenities, shops and mainline railway station the villages of Lenham, Headcorn and Bearsted can all be found nearby. There is also great access to the M20 at Junction 8 for Leeds Castle, found only a few miles away.

There really is so much to explore with this incredibly versatile home so please book a viewing without delay.

### Features

- Five Bedroom Detached Chalet Bungalow
- Substantial Plot Approximately Two Thirds Of An Acre
- Detached Garage & Workshop
- Integrated Annexe
- Stunning Presentation
- Versatile Accommodation
- Two Ensuites
- Utility Room
- Council Tax Band E
- EPC Rating: C

## Ground Floor

### Front Door To

### Porch

Double glazed window to front and side. Coat hooks.

### Hallway

Stairs to first floor. Radiator. BT point. Cupboard with built in shelving. Storage cupboard. Storage wardrobe. Wall lights.

### Kitchen/Breakfast Room

21' 6" x 15' 6" (6.55m x 4.72m) Two double glazed window to side. Range of base and wall units. Stainless steel sink and drainer. Localised tiling. Cupboard housing gas boiler. Space for range cooker with stainless steel extractor over. Space for dishwasher and American style fridge/freezer. Fan lights. Wall mounted thermostat. Breakfast bar with storage cupboards.

### Utility/WC

Door to side access. Double glazed window to rear. Range of base and wall units with space for washing machine and tumble dryer. Stainless steel sink and drainer. Localised tiling. Radiator. Low level WC.

### Lounge/Dining Room

23' 5" x 12' 9" (7.14m x 3.89m) Double glazed window to side. Two double glazed windows to rear and French doors to rear. TV point. Built in cabinet.

### Bedroom One

21' 9" x 11' 5" (6.63m x 3.48m) Double glazed window to side. Radiators. Built in wardrobe. Built in shelving. Wall lights.

### Ensuite

Double glazed obscured window to side. Roof lantern. Two feature radiators. Fully tiled walls to three sides. Suite comprising of low level WC, wash hand basin with cupboards, bath and separate walk in shower cubicle.

### Bedroom Two

11' 1" x 9' 0" (3.38m x 2.74m) Double glazed window to front. Radiator. Wall lights. Built in double wardrobe.

## First Floor

### Landing

Velux window.

### Bedroom Three

12' 0" x 11' 5" (3.66m x 3.48m) Double glazed window to side. Radiator. Access to eaves storage.

### Bedroom Four

16' 0" x 10' 0" (4.88m x 3.05m) Double glazed window to rear. Access to eaves storage. Fan light.

### Shower Room

Double glazed obscured window to side. Suite comprising of low level WC, wash hand basin and corner shower cubicle. Localised tiling. Extractor. Radiator.

### Annexe

### Bedroom

12' 9" x 12' 0" (3.89m x 3.66m) Double glazed window to front. Radiator. Fan light.

### Kitchen/Living Room

15' 6" x 13' 6" (4.72m x 4.11m) Double glazed obscured window to front. Double glazed window to rear. Door to side access. Range of base and wall units. Integrated electric oven with electric hob and extractor over. Sink and drainer Space for washing machine. Localised tiling. TV point.

### Shower Room

Double glazed Velux window. Suite comprising of low level WC wash hand basin and double shower cubicle. Chrome heated towel rail. Localised tiling. Extractor.

### Exterior

### Front

Brick block area for parking and pathway leading to front door. Outside light. Outside tap. Shrubs to front borders. Vehicular side access. Power supply.

### Parking

Ample parking for large number of vehicles.

### Workshop/garage

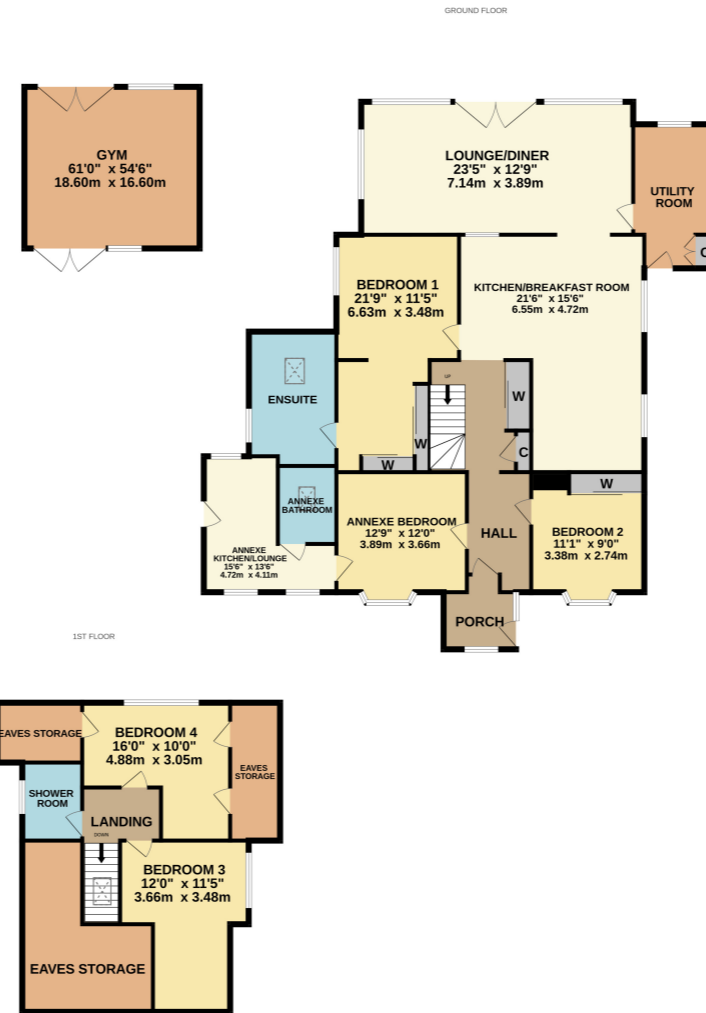
Double glazed window to side. Door to side. Electric up and over door. Power and light. Parking for single car. Base and wall units. Consumer unit.

### Rear Garden

Large rear garden mainly laid to lawn. Sandstone patio to rear. Outside tap. Power supply. various outbuildings. Gate leafing to further garden area. Summerhouse with both inside and outside power and raised decking entertainment area. Outside lights. Outside power.

### Gym

Double glazed window to front and rear. Double glazed French doors to front and rear. Power and light. Consumer unit. Sky lantern. Sunken spotlights.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	72
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.



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