



BLACKSMITHS COURT



Guide Price £700,000 Freehold

## THE PROPERTY

Guide Price £700,000 - £750,000

A stunning family home in the exclusive Blacksmiths Court development, located in the highly sought after and picturesque Bredhurst Village, this exceptional chalet bungalow offers the perfect blend of modern luxury and countryside charm. Tucked away from the private road, the property benefits from a beautifully landscaped setting, a large driveway, and a generous south-west-facing garden, ideal for outdoor entertaining or relaxing in the sun.

This energy efficient home is Green Mortgage eligible, offering added benefits for environmentally conscious buyers. The accommodation offers spacious entrance hallway, setting the tone for the light and airy feel of the home. The ground floor boasts a convenient downstairs cloakroom, a spacious utility room, and a stunning hi-spec kitchen/dining/family room, perfect for both everyday living and hosting guests. The generous lounge opens directly onto the garden, blending indoor and outdoor living seamlessly.

On the first floor, you'll find three beautifully appointed double bedrooms, two of which feature sleek, modern en-suite bathrooms. A contemporary family bathroom completes the first floor, offering convenience and luxury for the whole family.

Finished to an exceptional standard throughout, this home is move-in ready, allowing you to simply unpack and start enjoying your new lifestyle.

Perfect location, situated in the charming semi-rural village of Bredhurst, this property offers the best of both worlds peaceful country living with excellent amenities. The village boasts an Outstanding Ofsted-rated school, scenic countryside walks, great transport links, and a fantastic local pub, making it a wonderful choice for families or anyone seeking a welcoming community.

This property is expected to generate significant interest, so don't miss your chance! Call the Greyfox Sales & Lettings team today to arrange your viewing and discover all that this stunning home has to offer.



BLACKSMITHS COURT, BREDHURST, GILLINGHAM, KENT, ME7 3JU



**Entrance Hall**

10' 0" x 9' 09" (3.05m x 2.97m)

**Living Room**

20' 04" x 18' 03" (6.20m x 5.56m)

**WC**

5' 11" x 3' 03" (1.80m x 0.99m)

**Utility Room**

07' 05" x 07' 01" (2.26m x 2.16m)

**Kitchen/Family Room**

34' 02" x 15' 0" (10.41m x 4.57m)

**Bedroom 1**

17' 04" x 15' 0" (5.28m x 4.57m)



**En-suite to Bedroom 1**

07' 07" x 06' 02" (2.31m x 1.88m)

**Bedroom 2**

17' 11" x 12' 11" (5.46m x 3.94m)

**Bedroom 3**

15' 0" x 10' 1" (4.57m x 3.07m)

**En-suite to Bedroom 3**

07' 09" x 06' 02" (2.36m x 1.88m)

**Bathroom**

09' 03" x 06' 08" (2.82m x 2.03m)

**Driveway**

**Garden**

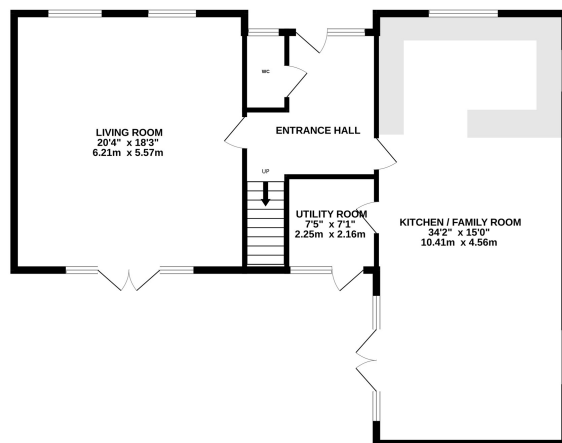
53' 08" x 30' 0" (16.36m x 9.14m)



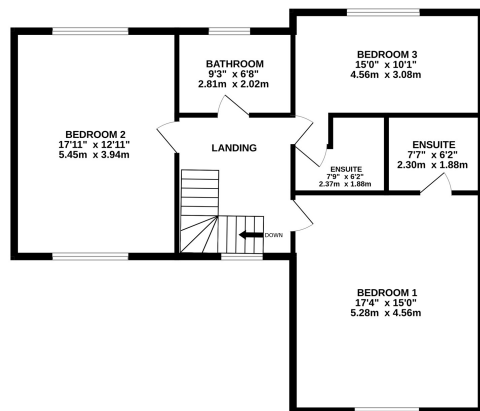


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GROUND FLOOR  
1012 sq.ft. (94.0 sq.m.) approx.




1ST FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA: 1881 sq.ft. (174.7 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			
(92-100) <b>A</b>			92
(81-91) <b>B</b>		86	
(69-80) <b>C</b>			
(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	

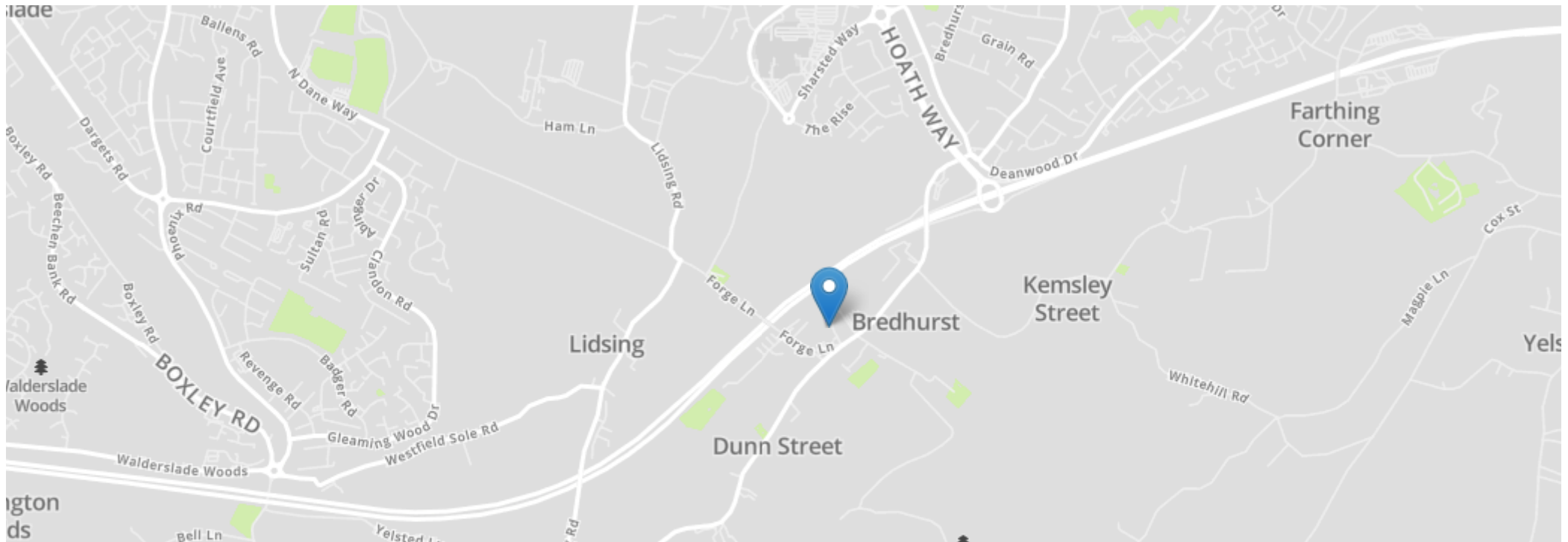
### AGENT NOTES

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 G



## 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

From Hempstead Valley Shopping Centre Outside Car Park - Turn left onto Hempstead Valley Drive, then take a left onto Sharsted Way. At the roundabout, take the 2nd exit onto Wigmore Rd. At the mini roundabout, take the 2nd exit and stay on Wigmore Rd. Go straight over mini roundabout. Turn right to continue on Maidstone Rd/The Street into Bredhurst Village. Turn right after after the Bell pub onto Blacksmiths Court.

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## Greyfox Prestige Rainham

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