



FIR TREE GROVE



Offers in Region of £575,000 Freehold

THE PROPERTY

Nestled in the highly sought-after village of Bredhurst, this beautifully presented family home offers the perfect blend of rural charm, generous living space, and excellent connectivity to transport links, scenic countryside, and everyday amenities. Upon arrival, you are welcomed by a practical entrance porch—ideal for coats and shoes—leading into a spacious entrance hall. The hall features a useful laundry cupboard and a convenient ground floor W.C., adding to the home's functionality. At the heart of the property is an exceptional open-plan living space, perfectly designed for modern family life. A spacious dining/family room—currently used as a games room—features a charming open fire, creating a cosy focal point. This flows seamlessly into a bright and airy lounge, enhanced by double-aspect windows and stylish bi-fold doors that open directly onto the impressive rear garden—ideal for both relaxing and entertaining. The contemporary fitted kitchen is thoughtfully designed with sleek units, a breakfast bar for casual dining, and a skylight that floods the space with natural light, with additional access to the garden. Upstairs, the home continues to impress with four generously sized double bedrooms, one of which benefits from fitted wardrobes. A modern and well-appointed family bathroom completes the first floor. Externally, the property boasts a substantial wrap-around garden of approximately 90ft, including the side area, with patio and lawn areas, a mature magnolia tree, seasonal wild bluebells, and miniature apple trees—perfect for outdoor dining and family activities. To the front, the garden is currently laid to lawn with potential to convert to a driveway (subject to planning). A charming pathway leads to the entrance, and the property also benefits from a garage en-bloc. Homes in this desirable village location rarely remain available for long. Contact the sales team at Greyfox Estate Agents Rainham today to arrange your viewing and avoid missing out on this fantastic opportunity.





Lounge

18' 2" x 14' 0" (5.54m x 4.27m)

Kitchen/ Breakfast Room

15' 8" x 9' 9" (4.78m x 2.97m)

WC

Bedroom 1

12' 1" x 9' 6" (3.68m x 2.90m)

Bedroom 2

12' 5" x 9' 0" (3.78m x 2.74m)

Bath/ Shower Room

Bedroom 3

12' 5" x 9' 0" (3.78m x 2.74m)



Bedroom 4

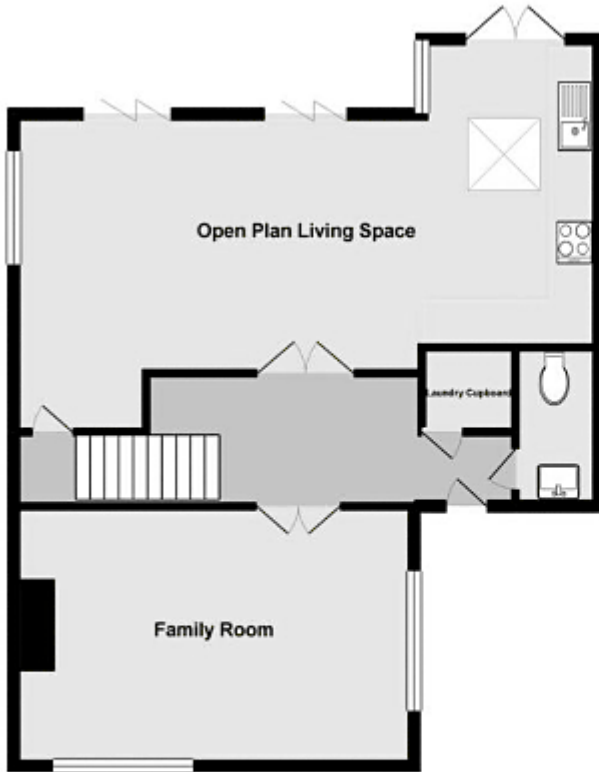
12' 2" x 8' 7" (3.71m x 2.62m)



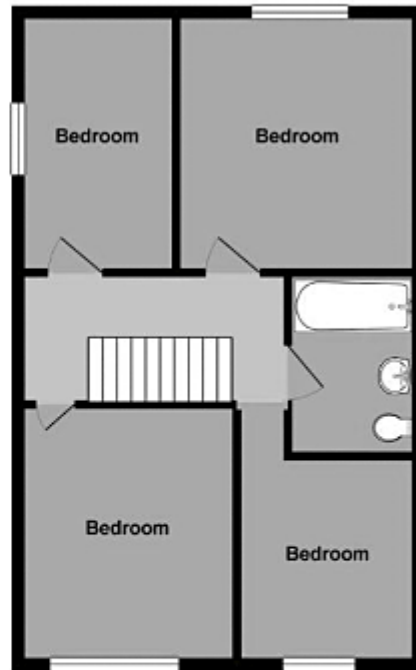


FIR TREE GROVE, BREDHURST, GILLINGHAM, KENT, ME7 3LB

Ground Floor 67.03 sq. m.
(721.50 sq. ft.)



1st Floor 50.46 sq. m.
(543.19 sq. ft.)



TOTAL FLOOR AREA : 117.49 sq. m. (1254.69 sq. ft.) 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 the 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	72	77
(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

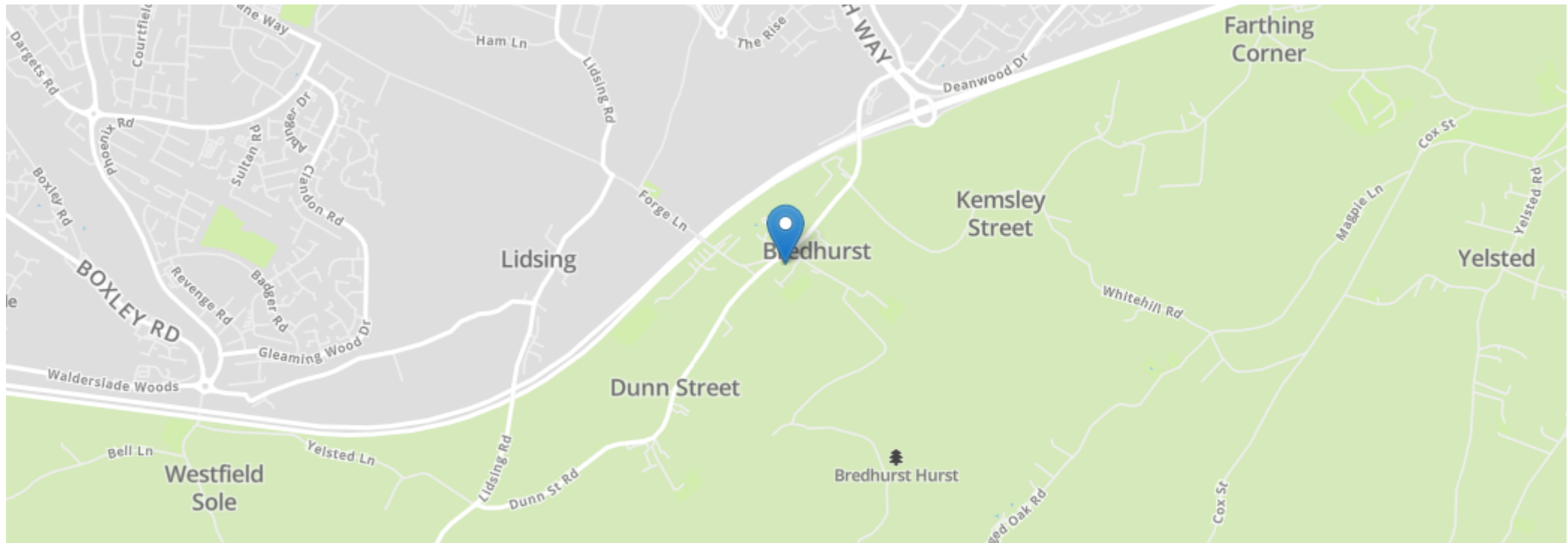
These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or 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

Tax Band Amount: £3000



SITUATION

Bredhurst Village is a naturally beautiful and highly sought-after semi-rural location, offering a charming village school, historic church, local pub, and access to the surrounding Area of Outstanding Natural Beauty (AONB). The property is just 1.5 miles from Hempstead Valley Shopping Centre and its range of shops and restaurants, while the area also benefits from highly regarded schools. With close proximity to the M2, the location provides excellent transport links, and Rainham train station is approximately 3.5 miles away, offering 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.

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



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