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# The Putlogs, Broomfield Road, Kingswood, Maidstone, Kent. ME17 3NY.

£950,000 Freehold



## Property Summary

"This is truly an exceptional home. I love the privacy of the large plot" - Matthew Gilbert, Branch Manager.

Welcoming to the market this beautiful chalet style, timber framed bungalow located on the edge of Kingswood village.

This bespoke home consists of large entrance hall, modern fitted kitchen/dining room with bi-fold doors overlooking the beautiful gardens and utility room. There is an incredible open plan lounge and sitting room with wonderful bespoke fireplace.

There are also two double bedrooms with one offering an ensuite and a separate family bathroom.

To the first floor there is the most useful study/landing area that leads through to a well proportioned master bedroom that offers a walk through wardrobe, ensuite and small south facing terraced area.

Externally there is a five bar gate with large private driveway that opens up to an extensive parking area as well as a useful detached double garage.

To the rear of the house there is a wonderful lawned area that leads to small thicket with the overall plot measuring 3/4 of an acre.

Added to this there are the benefits of partly triple glazed windows, solar panels and a rain harvesting system that serves the downstairs WC.

Located on the edge of Kingswood village within close proximity there is a convenience shop, village hall and primary school. The larger villages of Lenham and Headcorn are found nearby that offer a wider range of shops and amenities as well as mainline railway stations to London. There is also nearby access to the M20 found at junction 8 by the popular tourist attraction of Leeds Castle.

Available with no forward chain please view this home at your earliest convenience.

## Features

- Executive Four Bedroom Detached Home
- Approximately 0.75 Acres
- Part Triple Glazing Windows
- Balcony
- EPC Rating: C
- Two Ensuites
- Incredibly Well Presented
- Double Garage
- No Forward Chain
- Council Tax Band G

## **Ground Floor**

### **Front Door To**

### **Entrance Hall**

Double glazed windows to front. Stairs to first floor landing with cupboard underneath. Cupboard housing water tank. Separate storage cupboard. Alarm panel. Thermostat. Underfloor heating.

### **Kitchen/Dining Room**

20' 1" x 15' 9" (6.12m x 4.80m) Triple glazed window to both sides. Double glazed bi-fold doors to rear. Thermostat. Range of wall and base units with Dekton worktops. Sink and boiling tap. Induction hob with downdraft extractor. Integrated oven and separate combination oven. Wine cooler. Underfloor heating.

### **Utility Room**

10' 6" x 6' 1" (3.20m x 1.85m) Triple glazed door to rear. Range of base and wall units. Sink and drainer. Integrated dishwasher. Space for tall fridge/freezer and washing machine. Localised tiling. Underfloor heating.

### **Lounge & Sitting Room**

31' 3" x 10' 0" (9.53m x 3.05m) Double glazed windows and doors to front and side. Triple glazed windows to rear. Wall lights. Exposed beams. Feature stand alone double sided log burner with feature brick fireplace and built in log store. Built in speaker system. Underfloor heating.

### **Bedroom Two**

13' 7" x 12' 9" (4.14m x 3.89m) Double glazed window to front. Built in double wardrobe. Hatch to loft access. Thermostat. Underfloor heating.

### **Ensuite**

Double glazed obscured window to front. Chrome heated towel rail. Extractor. Fully tiled walls. Suite comprising of low level WC, wash hand basin, panelled bath and separate shower cubicle.

### **Bedroom Three**

13' 11" x 8' 0" (4.24m x 2.44m) Double glazed window to side. TV point. Built in double wardrobe. Thermostat. Underfloor heating.

### **Bedroom Four**

13' 11" x 8' 8" (4.24m x 2.64m) Triple glazed windows and doors to rear. TV point. Thermostat. Underfloor heating.

## **Bathroom**

Double glazed obscured window to side. Fully tiled walls. Extractor. Feature chrome towel rail. Suite comprising of low level WC, wash hand basin panelled bath and separate shower cubicle.

## **First Floor**

### **Landing**

Double glazed Velux window to rear.

### **Study Area**

Built in cabinets and office desk area. Wall shelving. Radiator. Thermostat.

### **Wardrobe Area**

Triple mirrored sliding door wardrobe with hang rails and shelving. Radiator.

### **Bedroom One**

Triple glazed French doors to balcony. Radiator. TV point. BT point.

### **Ensuite**

Triple glazed window to rear. Fully tiled walls. Chrome heated towel. Extractor. Suite comprising of low level WC, wash hand basin and shower cubicle.

### **Balcony Area**

### **Exterior**

#### **Front**

Five bar gate with extensive shingled driveway leading to a parking area for multiple vehicles.

#### **Double Garage**

Electric double up and over doors. Power and light.

#### **Side Garden**

Pedestrian and vehicular side access. Paved pathway to one side.

#### **Boiler Room**

Wall mounted Vaillant gas boiler. Radiator.

#### **Rear Garden**

Extensive rear garden mainly laid to lawn with well established shrubbery and trees to borders. feature pergola. Large paved patio entertaining area. Outside lighting. Feature raised brick pond. Motorised awning. Workshop to remain. Small wooded area.



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>	85
(81-91)	<b>B</b>	
(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

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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