

**OVER 60?**

Secure this property  
for up to **59% less!**



**Guide Price**  
**£850,000**  
**Freehold**

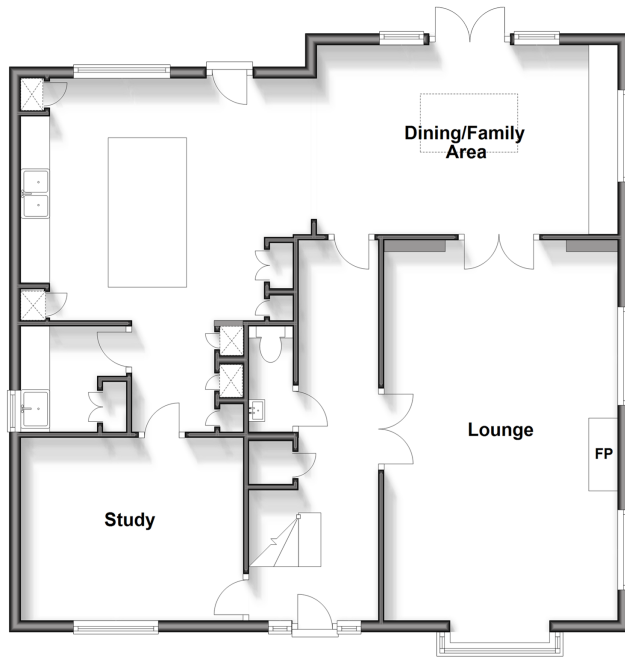
5x  2x  2x 

Heath Road, Coxheath, Maidstone, Kent,  
ME17

*Wards*  
Helping you move forwards

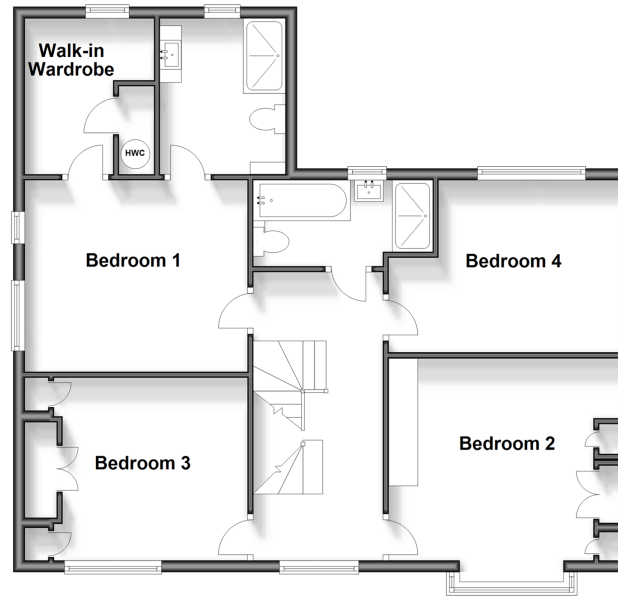
### Ground Floor

Approx. 99.5 sq. metres (1071.3 sq. feet)



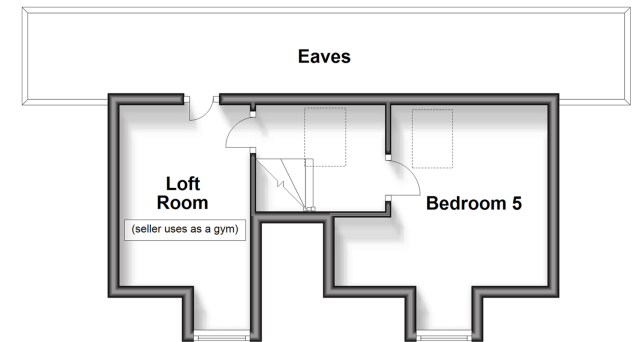
### First Floor

Approx. 80.4 sq. metres (865.0 sq. feet)



### Second Floor

Approx. 22.7 sq. metres (243.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Downstairs Cloakroom: 6'0 x 3'4 (1.83m x 1.02m)  
Lounge: 23'1 x 13'2 (7.04m x 4.02m)  
Study: 12'7 x 9'7 (3.84m x 2.92m)  
Kitchen/Breakfast Area: 20'0 x 15'0 (6.10m x 4.58m)  
Dining/Family Area: 17'1 x 10'5 (5.21m x 3.18m)  
Utility Room: 5'9 x 4'8 (1.75m x 1.42m)

### FIRST FLOOR

Landing  
Bedroom 1: 12'7 x 11'2 (3.84m x 3.41m)  
En Suite Shower Room: 8'8 x 7'1 (2.64m x 2.16m)  
Walk-In-Wardrobe: 8'9 x 4'9 (2.67m x 1.45m)  
Bedroom 2: 13'9 x 13'2 (4.19m x 4.02m)  
Bedroom 3: 13'1 x 9'2 (3.99m x 2.80m)  
Bedroom 4: 10'8 x 9'9 (3.25m x 2.97m)  
Bathroom: 11'1 x 4'5 (3.38m x 1.35m)

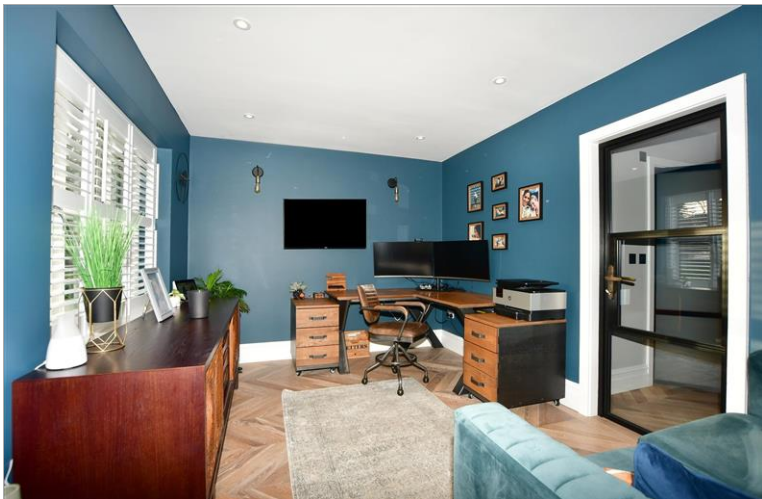
### SECOND FLOOR

Landing  
Bedroom 5: 12'6 x 11'9 (3.81m x 3.58m)  
Loft Room (Seller Uses as Gym): 12'5 x 7'4 (3.79m x 2.24m)  
Eaves

### OUTSIDE

Off Road Parking  
Front and Rear Gardens  
Inset Trampoline  
Shed





## Main features

- Stunning executive family home on an exclusive gated development of just 2 houses
- Study, ideal for those who work from home
- Private and secure rear garden
- Incredible kitchen/breakfast area and dining/family area, perfect for entertaining
- Tucked away in a secluded position offering privacy, yet just a short walk to local shops, amenities and Coxheath primary School



### Nearest Schools

Primary Schools: Coxheath Primary 0.0 miles, East Farleigh Primary 1.1 miles, Loose Primary 1.3 miles  
Secondary Schools: Cornwallis Academy 1.1 miles, Oakwood Park Grammar School 2.5 miles, St Augustine Academy 2.5 miles



### Transport Information

Train Stations: East Farleigh 2.1 miles, Maidstone West 2.7 miles, Maidstone Barracks 3.1 miles



### Address

Heath Road, Coxheath, Maidstone, Kent, ME17



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Loose Branch 01622 744067 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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