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**3 The Wychlings Gravelly Bottom Road,  
Kingswood, ME17 3PZ**

**Guide Price £750,000  
EPC RATING: D**

**Gravelly Bottom Road, Kingswood, Maidstone, ME17**

Approximate Area = 1843 sq ft / 171.2 sq m  
Garage= 373 sq ft / 34.6 sq m  
Total = 2216 sq ft / 205.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
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Located in the charming village of Kingswood, on the outskirts of Maidstone, this impressive five-bedroom detached family home offers a perfect blend of comfort and style. Built in 1988, the property is set on a large corner plot, boasting wrap-around gardens that provide ample outdoor space for relaxation and play.

Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or enjoying family time. The heart of the home is the large open-plan kitchen and dining area, which features French doors that lead directly to the rear garden, creating a seamless connection between indoor and outdoor living. This space is perfect for family gatherings and casual dining.

The property comprises five well-proportioned bedrooms, including an impressive master suite complete with an en-suite shower room, ensuring privacy and convenience. The family bathroom is also generously sized, catering to the needs of a busy household.

For those with multiple vehicles, the property offers parking for up to seven cars, along with a double garage, providing both security and convenience.

Situated in a sought-after village location, residents can enjoy lovely countryside walks and the tranquility of rural living while still being within easy reach of Maidstone's amenities. This executive-style family home is a rare find, combining spacious living with a picturesque setting, making it an ideal choice for families seeking their forever home.

MATERIAL INFORMATION

Freehold  
Council Tax Band G  
EPC Report D



• GUIDE PRICE £750,000 - £800,000 • Five Bedroom Executive Style Family Home • Large Corner Plot With Wrap Around Gardens • Double Garage & Off Street Parking • Two Seperate Reception Rooms • Large Open Plan Kitchen/Dining Space With French Doors To Rear Garden • Family Bathroom & Downstairs WC • Impressive Master Suite With En-Suite Shower Room & Dressing Room • Utility Room • Sought After Village Location On The Outskirts Of Maidstone, With Lovely Countryside Walks

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.