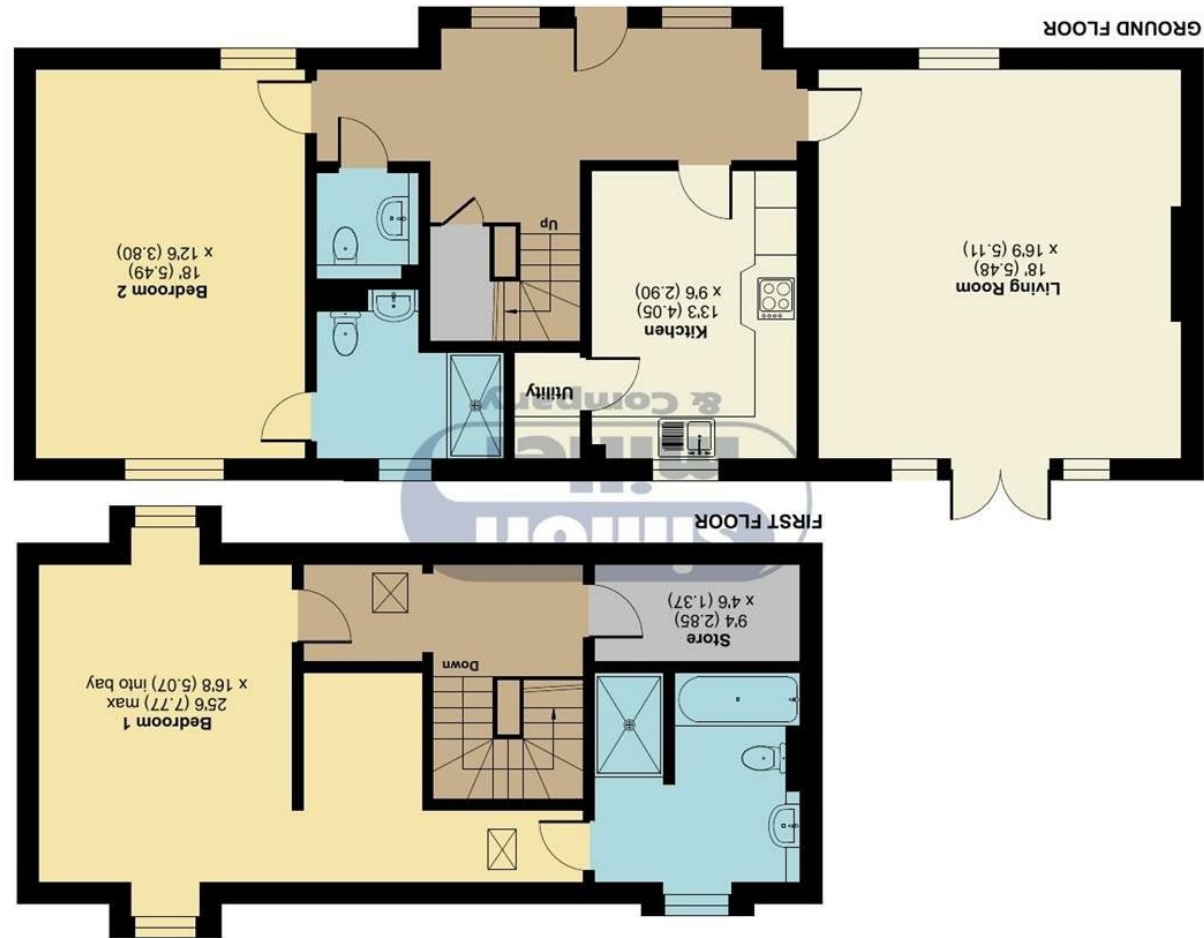


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Simon Miller & Company. REF: 1442210



**Garden Walk, Maidstone, ME15**  
Approximate Area = 1508 sq ft / 140 sq m  
For identification only - Not to scale

**20 Garden Walk, Maidstone, ME15 8GA**

**Asking Price £625,000**  
**EPC RATING: C**





Situated within the serene Audley Mote House Retirement Village on Garden Walk, Maidstone, this modern two-bedroom cottage offers a delightful blend of comfort and convenience. Spanning an impressive 1,508 square feet, the property features two spacious reception rooms, perfect for entertaining or relaxing, and two well-appointed double bedrooms, each with its own en-suite bathroom. An additional separate WC adds to the practicality of this charming home.

The large living room is a standout feature, boasting French doors that open onto a south-facing patio, allowing for an abundance of natural light and easy access to the beautifully landscaped communal gardens. The stunning master suite occupies the entire first floor, providing a private retreat with ample space and comfort.

Residents of this exclusive village enjoy membership to the Audley Club, which grants access to a range of exceptional facilities, including a fitness suite, swimming pool, health and well-being centre, library, restaurant, and bistro bar. This community-focused environment fosters a vibrant lifestyle, perfect for those seeking both relaxation and social engagement.

The property also benefits from allocated off-street parking for one vehicle, ensuring convenience for residents. With easy access to Maidstone town centre, you will find a variety of shops, restaurants, and everyday amenities just a short distance away. Additionally, excellent motorway links and nearby train stations make commuting a breeze.

The deferred maintenance charge is deducted when the Owner finally sells the property and is 1% of the Sales Price for each year of Ownership, to a Maximum of 15% (after 15 years) so e.g. if they sell after say 8 years it would be 8% of their sales price.

## MATERIAL INFORMATION

**Leasehold**  
**Council Tax Band F**  
**EPC Report C**



• Modern Two Bedroom Cottage Within Audley Mote House Retirement Village • Private Walled Garden Setting • Two Double Bedrooms Both With En-Suites With Additional Separate WC • Large Living Room With French Doors To South Facing Patio With Lovely Landscaped Communal Gardens • Stunning Master Suite Covering The Entire First Floor • Membership of Audley Club Includes, Access To Fitness Suite, Swimming Pool, Health And Well Being Center, Library, Restaurant And Bistro Bar • Allocated Off Street Parking • Easy Access To Maidstone Town Center With Its Variety Of Shops, Restaurants And Everyday Amenities • Motorway Links And Train Stations Nearby

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.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK