



Approximate Area = 3446 sq ft / 320.1 sq m
 Outbuilding = 88 sq ft / 8.1 sq m (excludes shed)
 Total = 3534 sq ft / 328.2 sq m
 For identification only - Not to scale



Amberlea, College Avenue, Maidstone, ME15

Amberlea College Avenue, Maidstone, ME15 6YJ

Guide Price £850,000
EPC RATING: A





Situated within a peaceful and highly sought-after cul-de-sac on College Avenue in Maidstone, this exceptional five-bedroom detached residence offers an outstanding combination of space, elegance, and versatility. Extending to an impressive 3,510 square feet, this beautifully presented family home is perfectly designed for both refined living and effortless entertaining.

The property boasts four generous reception rooms, each offering flexible living arrangements to suit modern family life, whether for formal entertaining, relaxing, or working from home. At the heart of the home lies a superb kitchen and breakfast room, thoughtfully designed as a sociable hub for everyday living, complemented by a second ground floor kitchen—ideal for busy households or multi-generational living.

Five well-proportioned bedrooms are served by four stylish bathrooms, plus an additional convenient ground floor WC, ensuring comfort and practicality for family and guests alike. A dedicated gym further enhances the home's appeal, while also offering excellent potential to be reimagined as a home office, studio, or additional reception space.

Tastefully renovated and modernised throughout by the current owners, the property is turnkey ready and now boasts smart heating, solar energy (both panels and a storage battery) as well as an Eddi diverter for hot water.

MATERIAL INFORMATION

Freehold
Council Tax Band G
EPC Report A



• GUIDE PRICE £850,000 - £900,000 • Detached Family Home In Peaceful Cul De Sac Location Offering Versatile Accommodation • Tranquil Riverside Setting With Private Mooring, Fishing Rights And Direct Access To River Medway • Five Bedroom, Four Bathrooms Plus WC, Four Reception Rooms and Large Kitchen/Breakfast Room • Lovely Landscaped Rear Gardens With Stunning Summer House, 2 Patios, Lawned Areas and A Dock • Lower Level Currently Part Of Main Home Can Be Used As Independent Annexe, With Own Kitchen & Bathroom • Double Length Garage Currently A Gym Could Also Be A Home Office Or Additional Reception • Driveway Parking for multiple cars. Walking Distance To Maidstone Town Centre. Easy Access To Motorway & Trains • Energy Efficiencies & Smart Features: Solar, Battery, Eddi Diverter & Tado Smart Heat/Hot Water, New Worcester Boiler

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