



70 Bargrove Road
Maidstone
ME14 5SB

Guide Price £775,000 to £800,000

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Description

Constructed in 1984 and lovingly cared for by the current owner for almost 30 years, this exceptional home has been thoughtfully and intelligently extended to create a substantial family residence (2,500 sq ft) designed for modern living.

From the moment you step inside, the quality and attention to detail are evident. Oak flooring flows seamlessly throughout the ground floor, complemented by underfloor heating for year-round comfort. The accommodation is both generous and versatile, perfectly suited to family life and entertaining alike. At the heart of the home is a stunning, light-filled lounge featuring a vaulted ceiling and a striking double-sided wood-burning stove, which also serves the adjoining dining room—creating a warm and inviting atmosphere across both spaces. A spacious and beautifully designed kitchen/diner provides the ideal hub for family gatherings, while bi-fold doors span the rear elevation of all three ground-floor reception rooms, effortlessly blending indoor and outdoor living.

The property offers four bath/shower rooms in total, including two en-suites, a family bathroom, and a convenient ground-floor shower room. Upstairs, you'll find four generous double bedrooms, highlighted by an impressive principal suite complete with a dressing room and stylish en-suite shower room.

Externally, the wrap-around garden provides excellent privacy and space for entertaining or relaxing. A substantial driveway offers parking for multiple vehicles and leads to a double garage, adding further practicality. Situated in the highly sought-after Vinters Park location, the property is ideally placed for reputable schools, excellent motorway links, and convenient access to the Town Centre.

Offered to the market with no forward chain, this is a rare opportunity to acquire a beautifully maintained and extensively improved long-term family home in a prime setting.

Location

Situated on the fringe of this sought after residential development with its own excellent selection of amenities including community centre, shops providing for everyday needs and the adjacent Vinters Valley Nature Reserve with its nineteen acres. Originally the gardens of Vinters House, designed by the Victorian botanist Sir Humphry Repton with many of the trees planned by him remaining, creating a unique haven for wildlife. Educationally the area is well served with the local Eastborough, Valley Park and Invicta schools catering for infants, juniors and seniors. Maidstone town centre is some one and a quarter miles distant and offers a more comprehensive selection of amenities and a wider range of schools for older children. The County town has two museums, theatre, county library and Fremlin Walk shopping area, there are two railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

F

VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1584 sq.ft. (147.2 sq.m.) approx.

1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 2444 sq.ft. (227.1 sq.m.) approx.

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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ON THE GROUND FLOOR

ENTRANCE CANOPY

Quarry tiled flooring is complemented by low-voltage recessed lighting and a composite entrance door with two decorative glazed panels and a coordinating side panel window.

ENTRANCE HALL 16' 0" x 5' 9" (4.87m x 1.75m)

Beautiful oak flooring with underfloor heating which is complemented by a striking staircase rising to the first floor, featuring a sleek glass balustrade with wooden handrail and newel post. Low-voltage recessed lighting enhances the space, while an illuminated understairs recess and discreet cupboard house the underfloor heating control panel.

LOUNGE 26' 0" (max) x 13' 9" (7.92m x 4.19m)

An absolutely breathtaking space with a vaulted ceiling and four Velux windows, complemented by a box bay window to the front, two side windows, bi-folding doors spanning the rear elevation and a striking floor-to-ceiling glazed feature — all combining to flood the room with natural light and create an exceptional sense of space and airiness. Low-voltage recessed lighting further enhances the ambience, while continuous oak flooring with underfloor heating adds a luxurious finish. A striking double-sided wood-burning stove, set on a slate hearth with an oak style concrete bressumer beam above, forms a beautiful focal point.

DINING ROOM 20' 4" (max) x 13' 0" (6.19m x 3.96m)

The oak flooring with underfloor heating continues seamlessly through this space, complemented by a box bay window to the front and bi-folding doors spanning the rear elevation. The double-sided wood-burning stove with slate hearth and oak style concrete bressumer beam forms a stunning centrepiece, complemented by low-voltage recessed lighting, while glazed double doors lead to:

KITCHEN / DINER 21' 7" x 20' 0" (max) (6.57m x 6.09m)

Another superbly appointed space where oak flooring with underfloor heating continues seamlessly into the dining area. The stunning kitchen is fitted with an extensive range of high and low-level cabinetry, finished in sleek grey high-gloss with complementary granite work surfaces, splashbacks and window sills. A generous peninsular breakfast bar provides both additional preparation space and informal dining. A black acrylic one-and-a-half bowl sink with drainer and instant hot water tap is perfectly

positioned beneath the window overlooking the rear garden. Integrated appliances include a dishwasher and washing machine, a Samsung American-style fridge freezer, and a Rangemaster cooker with five-burner gas hob, glass splashback and extractor hood above. The peninsular also incorporates further storage, an integrated wine fridge, wine rack, illuminated glass-fronted display cabinets and discreet pop-up sockets within the worktop. Kardean stone-effect flooring defines the kitchen area, cleverly zoning the space, while low-voltage recessed lighting and subtle plinth lighting beneath the units and peninsular create a sophisticated ambience. Bi-folding doors from the dining area open out onto the garden, with an additional window to the side enhancing the natural light. Double doors and a further single door lead through to the hallway.

STUDY 11' 9" x 11' 0" (3.58m x 3.35m)

A window to the front elevation allows for excellent natural light, while continuous oak flooring with underfloor heating and low-voltage recessed lighting enhance both comfort and ambience. Fitted with a comprehensive range of office furniture, including generous desk space, high and low-level storage cupboards and a separate low-level unit, this room is perfectly suited for home working. Highly versatile in its use, it also benefits from having its own en-suite shower room, making it ideal as a guest suite, ground floor bedroom or studio space. The consumer unit is neatly positioned within the room, and an integral personal door provides direct access to the garage.

DOWNSTAIRS SHOWER ROOM

Beautifully appointed with a contemporary white suite complemented by chrome fittings, this stylish shower room features a charcoal high-gloss vanity unit with concealed cistern WC and integrated storage, along with a matching vanity housing a wash basin with mixer tap and a deep storage drawer beneath. A spacious double walk-in shower enclosure boasts a concealed shower system with luxurious rainfall shower head, additional handheld attachment and sleek sliding glass doors. Porcelain wood-effect tiled flooring with underfloor heating adds warmth and texture, while half-tiled walls and coordinated splashbacks complete the sophisticated finish. Further enhancements include a chrome heated towel rail, low-voltage recessed lighting, shaver point, extractor fan and two side-facing windows providing natural light and ventilation.

DOUBLE GARAGE 19' 0" x 15' 6" (5.79m x 4.72m)

A spacious and highly practical double garage featuring an electric up-and-over door, an integral access door to the main house, and

a separate personal door opening directly onto the rear garden. Inside, a large built-in cupboard discreetly houses three tanks for the pressurised water system, alongside a wall-mounted boiler and water softener. The garage is fully equipped with lighting and power, making it ideal for secure parking, storage, or workshop use.

ON THE FIRST FLOOR

LANDING

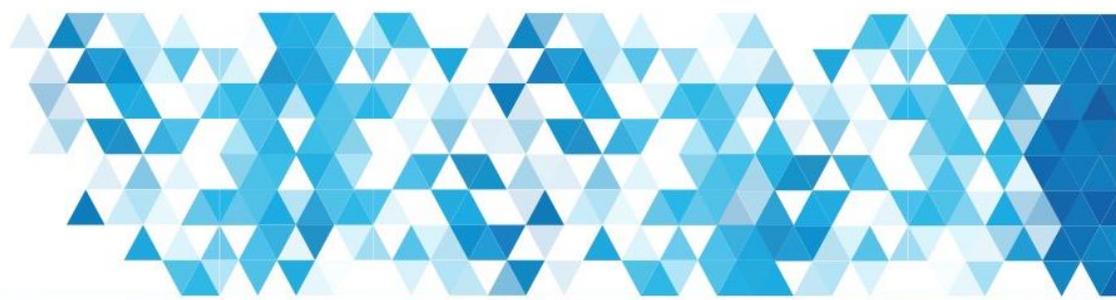
A bright and airy landing featuring oak flooring and low-voltage recessed lighting, enhanced by two light wells and a window to the front elevation which flood the space with natural light. A radiator provides warmth, and there is convenient access to the roof space.

PRINCIPAL BEDROOM SUITE 15' 10" (max) x 19' 3" (4.82m x 5.86m)

A beautifully modern designed bedroom suite offering both style and space. The bedroom area features a platform bed, oak flooring and a vaulted ceiling, enhancing the wonderfully light, airy and spacious feel. Two Velux windows, a further window to the front elevation and low-voltage recessed lighting ensure the room is bathed in natural and ambient light. Wall light points are thoughtfully positioned to either side of the bed, with additional feature lighting adding warmth and character. A bespoke built-in dressing table with drawers to either side, finished in elegant taupe high-gloss, provides a stylish focal point. A wide opening leads seamlessly into an impressive dressing room, superbly fitted with an extensive range of wardrobes and chests of drawers, again finished in coordinating taupe high-gloss. Continuous oak flooring, a radiator and low-voltage recessed lighting complete this luxurious and well-appointed suite. Door to:

EN-SUITE SHOWER ROOM 11' 6" x 5' 0" (3.50m x 1.52m)

The principal en-suite is beautifully appointed with a contemporary white suite complemented by chrome fittings and striking teal accents. A sleek fitted vanity incorporates a concealed cistern WC with integrated storage, alongside a matching double vanity unit with twin wash basins and mixer taps set above generous storage beneath. A spacious double walk-in shower enclosure features a concealed shower system with luxurious rainfall shower head and additional handheld attachment, enhanced by a teal toughened glass surround and elegant sliding glass doors. Porcelain wood-effect tiled flooring, half-tiled walls with mosaic border detailing and electric underfloor heating add warmth and texture, while a



chrome heated towel rail and low-voltage recessed lighting complete the sophisticated finish. Further benefits include a shaver point, extractor fan and a rear-facing window providing natural light and ventilation.

GUEST BEDROOM 10' 0" x 10' 0" (3.05m x 3.05m)

Continuous oak flooring enhances the sense of flow, with a rear-facing window offering attractive views across the garden. Door to:

EN-SUITE SHOWER ROOM

A stylish and contemporary en-suite appointed with a modern white suite complemented by chrome fittings. The space includes a low-level WC with concealed cistern and a sleek white high-gloss vanity unit incorporating a rectangular wash basin with mixer tap and storage cupboards beneath. A step-in shower enclosure features a concealed shower system with luxurious rainfall shower head, additional handheld attachment and contemporary toughened glass surround. Electric underfloor heating and a chrome heated towel rail provide comfort and warmth, while half-tiled walls and coordinated splashbacks enhance the finish. Low-voltage recessed lighting, a shaver point, extractor fan and a side-facing window complete this well-designed and beautifully presented space.

BEDROOM 3 13' 8" x 9' 0" (4.16m x 2.74m)

Seamless oak flooring enhances the room, with a radiator providing warmth and a window overlooking the garden.

BEDROOM 4 10' 0" x 9' 0" (3.05m x 2.74m)

Oak flooring enhances the space, complemented by a front-facing window allowing natural light to flood in and a radiator for comfort.

BATHROOM

The family bathroom is both impressive and generously proportioned, beautifully appointed with a contemporary white suite complemented by chrome fittings and striking charcoal grey accents. A sleek fitted vanity incorporates a concealed cistern WC, wash basin with mixer tap and integrated storage beneath, alongside a separate coordinating vanity unit providing additional storage. A spacious double walk-in shower features a concealed shower system with luxurious rainfall shower head, additional handheld attachment and elegant sliding glass doors. The stunning freestanding bath, with its sculpted, elegant lines, is thoughtfully positioned to create a true spa-like retreat — perfect for long, indulgent soaks. Toughened glass surrounds the bath

and shower, while porcelain wood-effect tiling extends across the flooring and to dado height, enhanced by electric underfloor heating for added comfort. A chrome heated towel rail, low-voltage recessed lighting, shaver point, extractor fan and a rear-facing window complete this beautifully finished and luxurious space.

OUTSIDE

To the front of the property, a generous brick-paviour driveway provides ample parking for multiple vehicles and also boasts double electric gates together with additional pedestrian gate offering convenient access to the rear garden. An electric up-and-over door leads to the double garage, while a neatly lawned area featuring an established Robinia pseudoacacia 'Lace Lady' softens the frontage. Service meters are discreetly positioned, and the property is enhanced by roof-mounted solar panels, complemented by a high-capacity storage battery discreetly installed in the loft—providing improved energy efficiency, reduced running costs, and a more sustainable way of living.

The impressive rear garden is a particular highlight measuring approximately 52' by 80', wrapping elegantly around the home to create a superb sense of space and privacy. A substantial paved patio sits adjacent to the house, ideal for outdoor dining and entertaining. An elegant glass-canopied courtyard terrace is inset between the rear elevations, forming a stylish transitional space that enhances the seamless flow between the interior living areas and the garden beyond. The grounds continue with an expansive lawn, complemented by multiple thoughtfully designed seating areas. One is positioned on a raised deck with recessed lighting, trellis privacy screening and an external power point, while another is set within a decorative gravelled area, offering a further inviting spot to relax. A brick-paviour terrace extends to double electric gates at the front of the property, creating a highly versatile space suitable for additional entertaining or secure enclosed parking. The paved pathway continues around the opposite side of the house, leading to a timber summerhouse and the personal door to the garage. Further features include an outside tap, external lighting, a partly open loggia, and fully fenced boundaries. The garden is beautifully stocked with mature trees, including Oak, along with a variety of established shrubs, creating a private and picturesque outdoor setting.





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