



Roslin Villa  
Maidstone, Kent

## A substantial period home with attractive, flexible accommodation in a popular setting

An imposing, detached period house with six bedrooms and a wealth of handsome accommodation. Set in a sought-after residential area to the west of Maidstone town centre, the property is in striking distance of shops and restaurants, while beautiful walking and cycling routes in the surrounding countryside are also within reach.



**3 RECEPTION ROOMS**



**6 BEDROOMS**



**8 BATHROOMS**



**PARKING**



**GARDEN**



**FREEHOLD**



**TOWN**



**4020 SQ FT**



**GUIDE PRICE  
£995,000**

### The property

This magnificent red brick period home features more than 4,000 square feet of flexible accommodation, arranged across four levels. The property features three flexible reception rooms of similar proportions on the ground level, including the sitting room with its handsome panelled ceiling, cast-iron fireplace and large bay window welcoming plenty of natural light. There is also a formal dining room with elegant ceiling corning, stripped wooden floorboards and an open fireplace, while at the rear there is further space to relax in the family room, with its fireplace, built-in cupboards and French doors opening onto the rear garden. Additionally, the well-proportioned kitchen features modern wooden fitted units, integrated appliances, a range cooker and space for a breakfast table.

On the first floor, the landing leads to four well-presented double bedrooms, all of which are en suite including the generous principal bedroom, which has a walk-in shower and dual washbasins. There is also an additional family shower room on the first floor,

while the second floor has two further bedrooms en suite and a large loft storage area. Additional useful accommodation and storage is available in the cellar, where there is a home gym and two storage rooms.

### Outside

At the front of the property, the block-paved driveway provides plenty of parking space as well as access to the integrated garage, which is ideal as a workshop and home storage. The completely walled garden is mostly to the rear and includes a brick paved patio area for al fresco dining with a lawn beyond. Bordering the lawn are well-stocked beds with various shrubs and mature trees, while the borders are formed from established hedgerows, providing a natural oasis and privacy from neighbouring properties. The garden also includes a timber-framed summerhouse and a storage shed, as well as an additional store room adjoining the back of the house.



## Location

Situated less than a mile from the bustling town centre, the property is close to a wealth of amenities and leisure facilities, while the beautiful surrounding countryside is also easy accessible.

Maidstone offers an excellent choice of shops, large supermarkets, restaurants, a cinema, theatre and other leisure facilities. Schooling in Maidstone includes a choice of state secondary schools, including the outstanding-rated School of Science and Technology, Invicta Grammar School and Maidstone Grammar School for Girls, plus Oakwood Park Grammar School for boys.

Transport links in the area are well connected, with the M20 less than three miles away and mainline rail services available from the town's three stations (approximately 1 hour to London Victoria, Charing Cross and St. Pancras International).



## Distances

- Maidstone town centre 0.9 miles
- Chatham 8.8 miles
- Rochester 9.0 miles
- Gillingham 10.5 miles
- Sittingbourne 12.5 miles
- Tonbridge 12.5 miles
- Royal Tunbridge Wells 16 miles
- Ashford 22 miles
- Canterbury 28 miles

## Nearby Stations

- Maidstone West
- Maidstone East
- Maidstone Barracks
- East Farleigh
- Barming
- Aylesford

## Key Locations

- Maidstone town centre (vibrant county

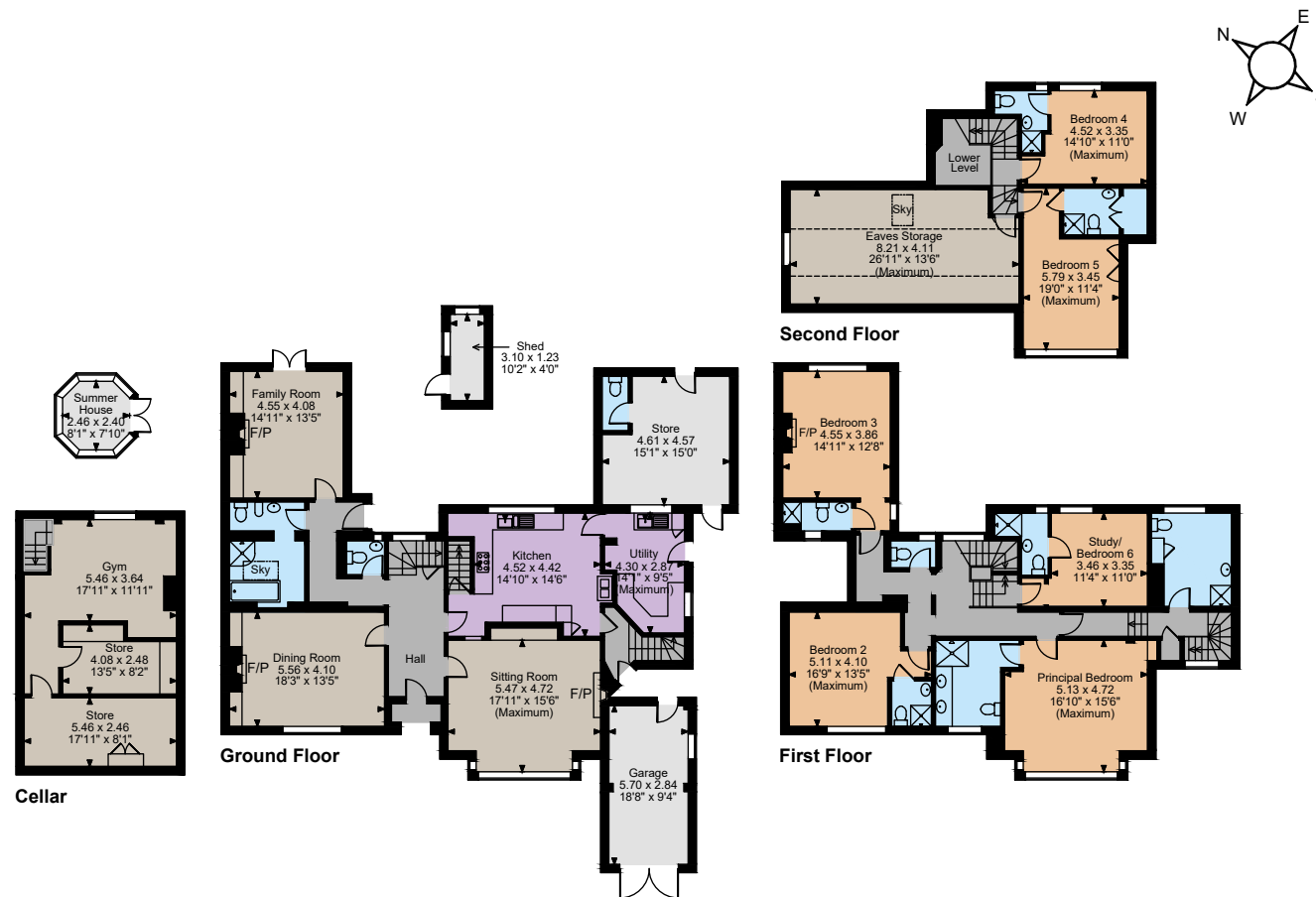
town)

- River Medway Towpath (0.4 mile) leading to many countryside walks and perfect for long runs
- Teston Bridge Country Park
- Leybourne Lakes Country Park
- Kent Downs National Landscape
- Leeds Castle

## Nearby Schools

- Maidstone, St Michael's Church of England Infant School Maidstone
- St Michael's Church of England Junior School
- St Augustine Academy
- Oakwood Park Grammar School
- St Simon Stock Catholic School
- Archbishop Courtenay Primary School
- St Francis' Catholic Primary School,
- West Borough Primary School
- Brunswick House Primary School
- MEPA ACADEMY





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 4,020 sq ft (373 sq m)

Garage internal area 174 sq ft (16 sq m)

Outbuilding internal area 324 sq ft (30 sq m)

Total internal area 4,518 sq ft (420 sq m)

For identification purposes only.

## Directions

ME16 8BS

///What3words: clap.scary.spits - brings you to the driveway

## General

Local Authority: Maidstone Borough Council

Services: All mains, including gas

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Fixtures and Fittings: TBC

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

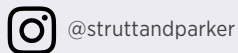
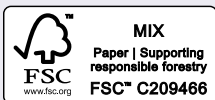
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