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8 Blacksmiths Court, Bredhurst, Gillingham, ME7 3JU

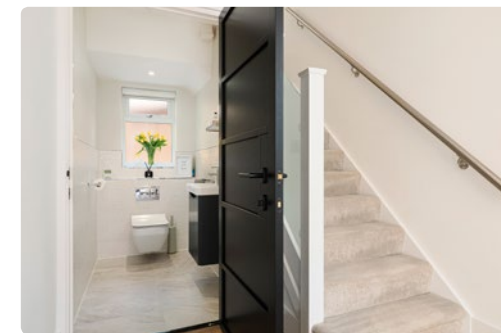
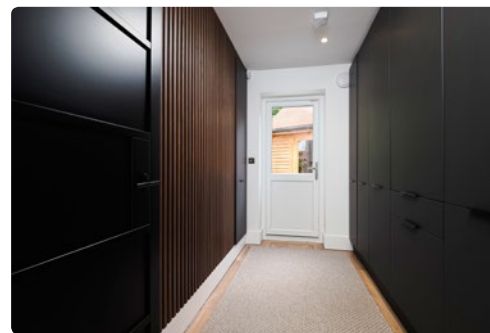
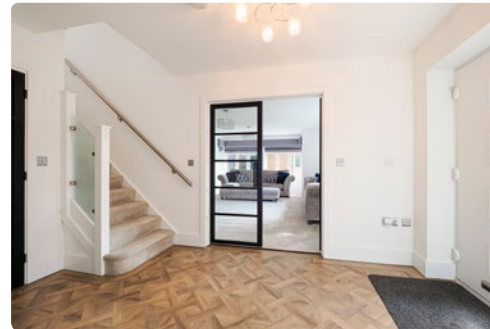
4 BEDROOMS | 4 BATHROOMS | 2 RECEPTIONS

Freehold



8, Blacksmiths Court, Bredhurst, Gillingham, ME7 3JU

- Spectacular Modern Family Residence
- Over 3500 Sq.Ft Of High Specification Space
- Bespoke Porcelanosa Fully Integrated Kitchen
- Open Plan Living Area & Additional reception
- Set Within 0.32 Acres Of Landscaped Grounds
- Resin Driveway & Double Garage
- Oak Summer House & External Office
- Set Within A Small & Exclusive Gated Development



SITUATION:

Bredhurst is in a designated Area Of Outstanding Beauty, close to Pilgrims Way, there is a Primary school, local pub, vibrant village hall with community events, a church and an abundance of rural countryside walks, yet within easy access of the M2.

The area is further enhanced by a larger selection of shops found at the nearby Hempstead Valley shopping centre which has a Marks and Spencer's and several eateries.

Chatham dockyard is just a few miles away and draws visitors from all over the world, it has now extended to offer an array of bars, restaurants, and outlet shopping alongside the elegant marina.

Rochester, less than five miles away, is a historic town known for Charles Dickens, it has a Cathedral that was founded in AD604 and holds many festivities including the annual Christmas markets. The high street is

steeped in history and has an array of quaint little cafes, independent retailers, and antique shops.

Rochester train station is a modern design incorporating the latest high specification finishes and provides excellent high-speed links into London in less than 40 minutes. Gillingham is another neighbouring town and has an ice rink, ski centre and the lovely Capstone Park, home to nature and pondlife.

The Medway towns have a good selection of primary, secondary, and private schools including Kings school in Rochester which is the second oldest school in the world. Rail links from Rainham and Gillingham provide excellent connection with the city in under an hour as well as great accessibility to Kents coast.



A spectacular, modern detached residence that has been significantly enhanced by the current owners, who have thoughtfully upgraded the property using the highest degree of craftsmanship and artistic interior design. Built in 2020 by Heritage Homes, this small and exclusive gated development comprises eight highly energy-efficient residential properties, situated in the desirable village of Bredhurst. Number Eight occupies an enviable corner position with 0.32 acres of fully landscaped grounds which features a solid oak summer house and home office.



There is over 3500 sq.ft of elegant space and the finish of this home is exemplary, featuring a bespoke, fully integrated kitchen, high-specification luxury bathrooms; a HEOS surround sound speaker system, Karndean flooring, decorative panelling and aluminium Lennox internal doors.

The façade is a striking mix of half tile hung and exposed brick. The front door opens into a large central entrance hall, complete with a cloakroom and stairs to the first floor.

Crittall-effect double doors open into the dual-aspect sitting room—a tranquil space complemented by a wood-burning stove. To the other side of the entrance hall, the space opens into a magnificent open-plan living area, which has been completely transformed into an elegant and exceptionally sociable environment.

The kitchen is entirely bespoke and offers a range of Porcelanosa dark units, complemented by Dekton worktops, rich walnut, and brushed brass fixtures and handles. Integrated appliances include an AEG double oven, microwave, dishwasher, wine cooler, and fridge-freezer. The sink features a Quooker boiling tap, while the breakfast bar houses an AEG non-scratch matte induction hob with a built-in extractor.

Pendant lighting illuminates the breakfast bar and naturally separates the cooking and dining spaces. The area is further enhanced by a snug and a well-appointed utility/boot room, with ample space for laundry appliances.

On the first floor, there are four double bedrooms, all with built-in wardrobes and each with its own luxury en-suite. Many of these en-suites have been recently upgraded to include high-end sanitary ware and elegant fixtures and fittings.

OUTSIDE:

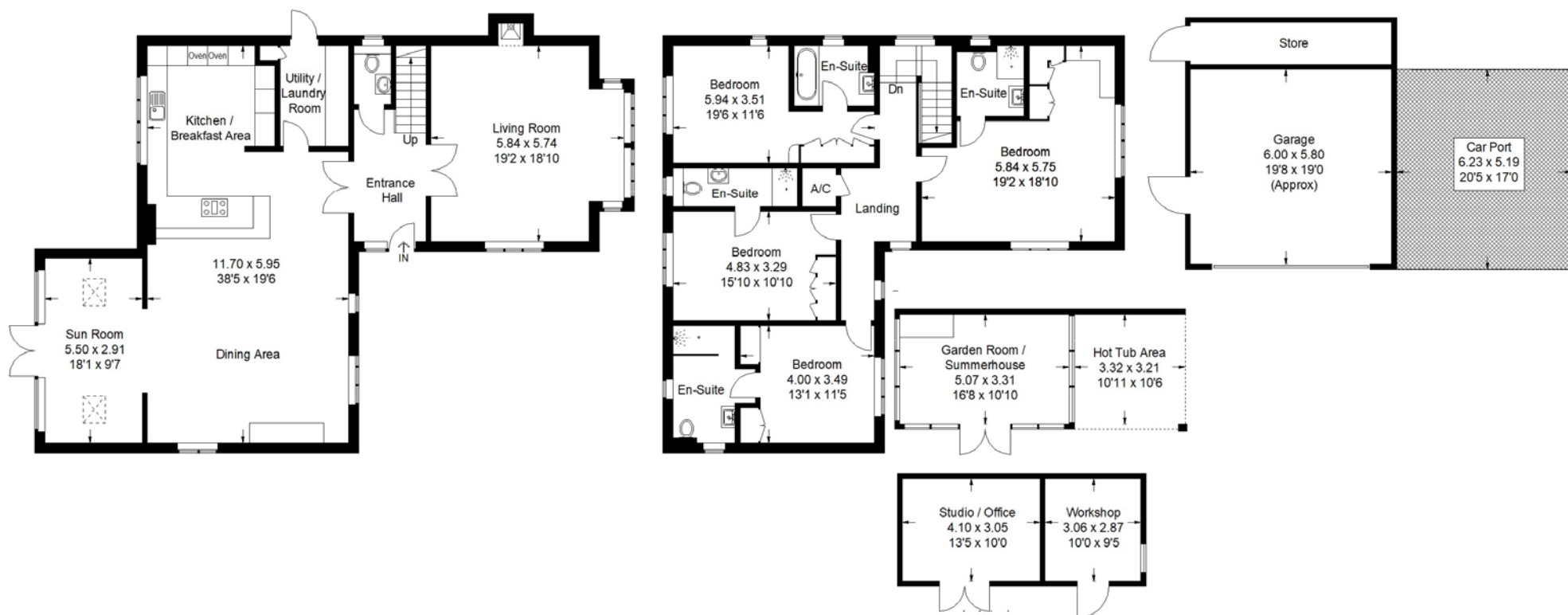
Number Eight occupies one of the largest plots in Blacksmith Court, with 0.32 acres of beautifully landscaped grounds. The resin driveway offers ample parking and leads to a double garage with electric doors. The resin surface continues around the side of the property and into the garden, where you'll find a low-maintenance yet highly attractive space featuring artificial grass and oak decking, edged by colourful borders and raised beds. A solid oak summer house, complete with a bar, and hot tub area, provides the perfect place to relax and entertain. To the side of the property, another oak outbuilding offers a peaceful spot for working from home, while also providing plenty of storage in its divided section.











TOTAL FLOOR AREA: 3539 sq. ft (328 sq. m)
HOUSE: 2662 sq. ft (247 sq. m)
OUTBUILDINGS: 877 sq. ft (81 sq. m)



EPC RATING
B



COUNCIL TAX BAND
G



GENERAL INFORMATION
Private drainage covered with £200 a year maintenance charges.

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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