



7 Maxted Road
Bearsted, Maidstone
ME14 4FN
Guide Price £475,000 - £495,000

7
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Description

Beautifully presented detached family house within walking distance of the Village Green / railway station adjacent to grazing land. Built two years ago by Dandara Homes and offered with the balance of a 10 year NHBC guarantee. There are enormous benefits of a new build with extremely high levels of insulation and efficient heating and water systems, together with solar panels creating electricity with low running costs anticipated. Spacious well planned accommodation with many rooms on the ground floor having continuous laminate flooring. Extending to 1256 sq ft over two floors with French shuttered fenestration and enjoying a southern aspect to the rear and garden. Stunning views to the front overlooking grazing sheep and cattle. Good drive with parking for several vehicles leading to a detached garage. This property is highly recommended. Agents Note: It is considered that this property would achieve £1500 as a monthly rental on an assured short hold tenancy.

Location

Located in the beautiful village of Bearsted, renowned for being one of the most popular village Greens in Kent and prides itself on the history and local events that are put on here regularly, these include, annual fayres, music shows, farmers markets, cricket matches and many other amazing events. There is an excellent selection of local pubs and restaurants close by and mainline railway station connected to London on the Victoria Line. Educationally the area is well served with the local Roseacre and Thurnham Schools being within a 1/4 mile being highly regarded and catering for infants and juniors. There are further amenities on the Ashford Road, in the village and these include a medical centre, chemist, post office, petrol station and supermarket. The village quite uniquely has 22 acres of amenity land known as The Woodlands Trust, there are excellent sporting facilities and clubs including tennis, bowls, football, cricket and golf, together with cubs and scouts, brownies and guides. Excellent leisure facilities pervade with a selection of gastro pubs and restaurants around the village green with further pubs throughout the village. Maidstone town centre is some two and half miles distant and offers a more comprehensive selection of amenities including a wider selection of schools for older children. Mote Park is within one mile and has 450 acres, boating lake, leisure centre and municipal swimming pool.

Council Tax Band

E

VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	88	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
7 : 1058C Alk 27 E14 4FN

GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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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GROUND FLOOR

ENTRANCE CANOPY

Outside light, composite entrance door.

ENTRANCE HALL 12' 5" x 7' 4" (3.78m x 2.23m)

Laminate flooring, staircase to first floor, radiator.

LOUNGE 18' 2"(into Bay) x 13' 0" (5.53m x 3.96m)

Stunning bay window, enhanced by French shuttering, delightful open rural outlook. Two double radiators.

KITCHEN / DINING ROOM 17' 0" x 12' 0" (5.18m x 3.65m)

Comprehensively fitted with a contemporary range of units having high gloss door and drawer fronts with stainless steel fittings and complementing black granite effect working surfaces and upstand. Stainless steel sink unit and mixer tap, four burner electric hob, extractor hood above, stainless steel splashback. Eye level oven, integrated fridge freezer, dishwasher and cupboard concealing ideal gas fired boiler supplying central heating and domestic hot water throughout, laminate flooring, recess low voltage lighting, double radiator, double casement doors and windows overlooking rear garden affording a southern aspect.

REAR LOBBY / UTILITY ROOM

Working surface with plumbing for automatic washing machine, radiator, door to outside.

CLOAKROOM 5' 8" x 4' 0" (1.73m x 1.22m)

Laminate flooring, white suite, wash hand basin, low level WC, radiator, window to rear.

FIRST FLOOR

FIRST FLOOR LANDING 13' 0" x 6' 4" (3.96m x 1.93m)

Built in cupboard housing hot water cylinder.

BEDROOM 1 12' 8" x 10' 0" (3.86m x 3.05m)

Picture window to front with French shutters, stunning views over adjacent farmland and beyond. Double radiator.

EN-SUITE SHOWER ROOM

White suite with chromium plated fittings and marble effect ceramics. Twin shower cubicle, wash hand basin, low level WC, display shelving, extractor fan, chromium plated heated towel rail, ceramic tiled floor.

BEDROOM 2 11' 0" x 10' 9" (3.35m x 3.27m)

Window to rear, southern aspect, shutters, radiator.

BEDROOM 3 10' 8" x 9' 2" (3.25m x 2.79m)

Window to rear, southern aspect, shutters, radiator.

FAMILY BATHROOM

White contemporary suite, chromium fittings, panelled bath, mixer tap, shower attachment, glass shower screen, wash hand basin, low level WC, extensively tiled walls, large mirror, recess low voltage lighting, extractor fan, ceramic tiled floor, chromium plated heated towel rail.

OUTSIDE

To the front of the property is a well stocked herbaceous bed, brick paved driveway to the side which provides ample parking, leading to a

GARAGE

Detached brick garage with up and over entry door, personal door, electric light, overhead storage.

GARDEN

Enjoys a southern aspect with a paved patio area adjacent to house, lawn, shrubs and trees, fully fenced boundaries and side pedestrian access.

Directions

From our Bearsted office proceed in an easterly direction into The Street passing The Oak on The Green. A continuation of which is Roundwell, turn left into Barty Way just before Barty House, take the first right in Thomas Allen Way and Maxted Road will be found on the right. The property being a short distance along on the left.



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