



9 The Orchard
Bearsted, Maidstone
ME14 4QL
Price £1,200,000

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Bearsted
Maidstone
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Beautifully presented 5 bedroom detached family house
in a desirable cul de sac location.



Description

We are delighted to offer this sumptuously fitted family home. Beautifully presented, set amidst a manicured plot, with a west/east aspect. Located in a prominent position in this most desirable cul-de-sac, a stone's throw from the Village Green.

Arranged on two floors, extending to 2700sq', with gas heating controlled by Nest, Anglian windows and doors, Amtico flooring with underfloor heating, bespoke kitchen, Villeroy & Boch bathroom, en-suites and cloakroom fittings. We would urge your early viewing which will not disappoint. No forward chain.

Location

Bearsted offers an excellent selection of local amenities unrivalled in the area, with shops providing for everyday needs, doctors surgery, chemist and post office. A selection of gastro pubs and restaurants around the village green, mainline railway station connected to London, library and a highly regarded local infant and junior school. To the east of the village are 26 acres of amenity land known as the Woodlands Trust for all to enjoy.

The County town is some two and a half miles distant to the west and enjoys a wider selection of amenities with a selection of schools and colleges for older children in and around the town centre.

The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. The village also boasts a wide selection of sporting facilities and clubs, including tennis, bowls, football, golf and cricket together with cubs and scouts, brownies and guides.

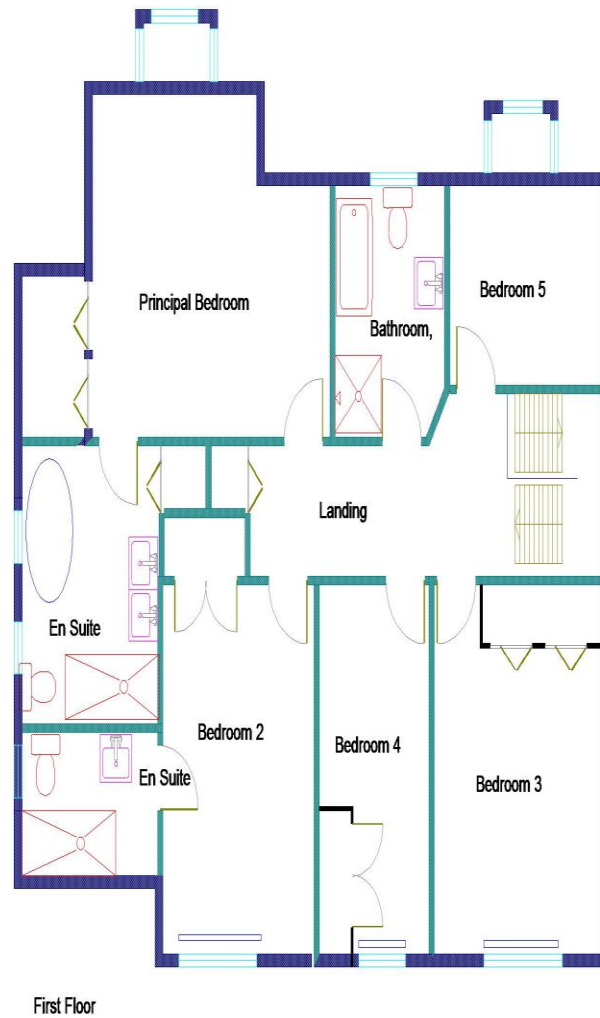
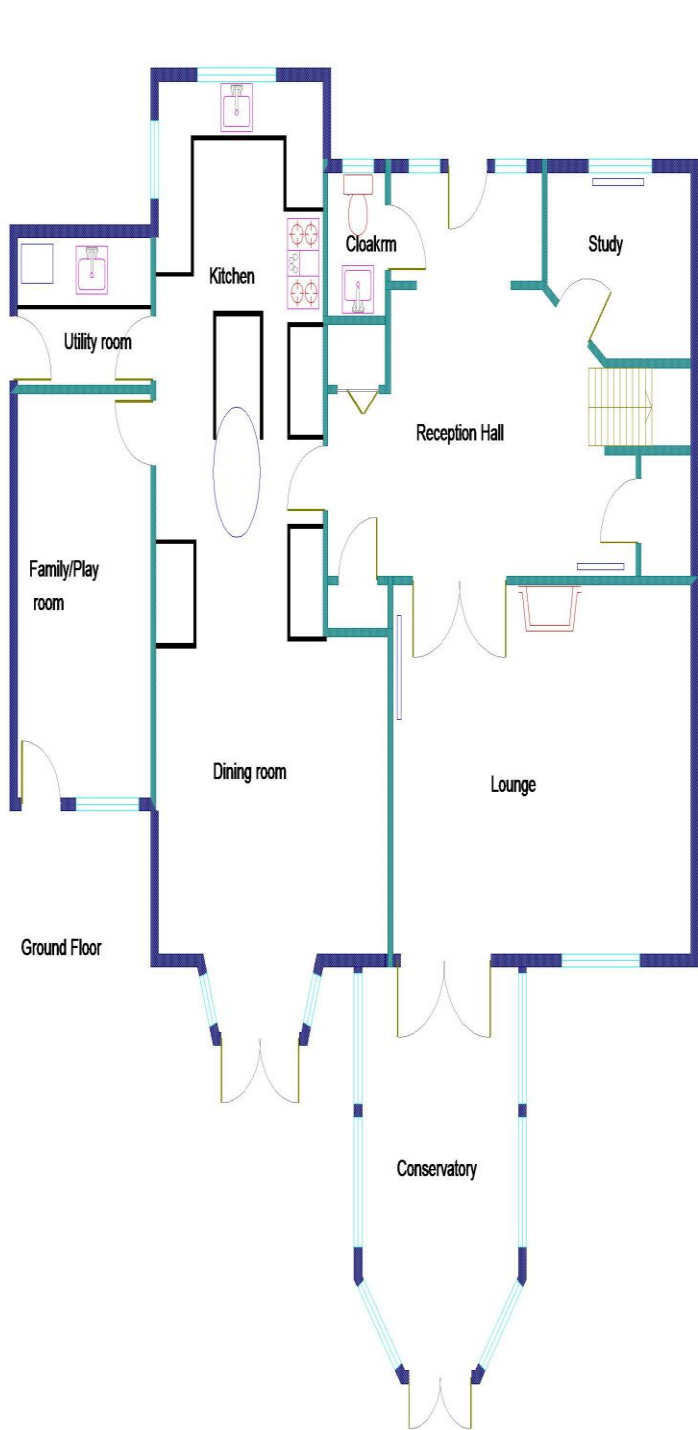
Council Tax Band

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VIEWINGS STRICTLY BY APPOINTMENT

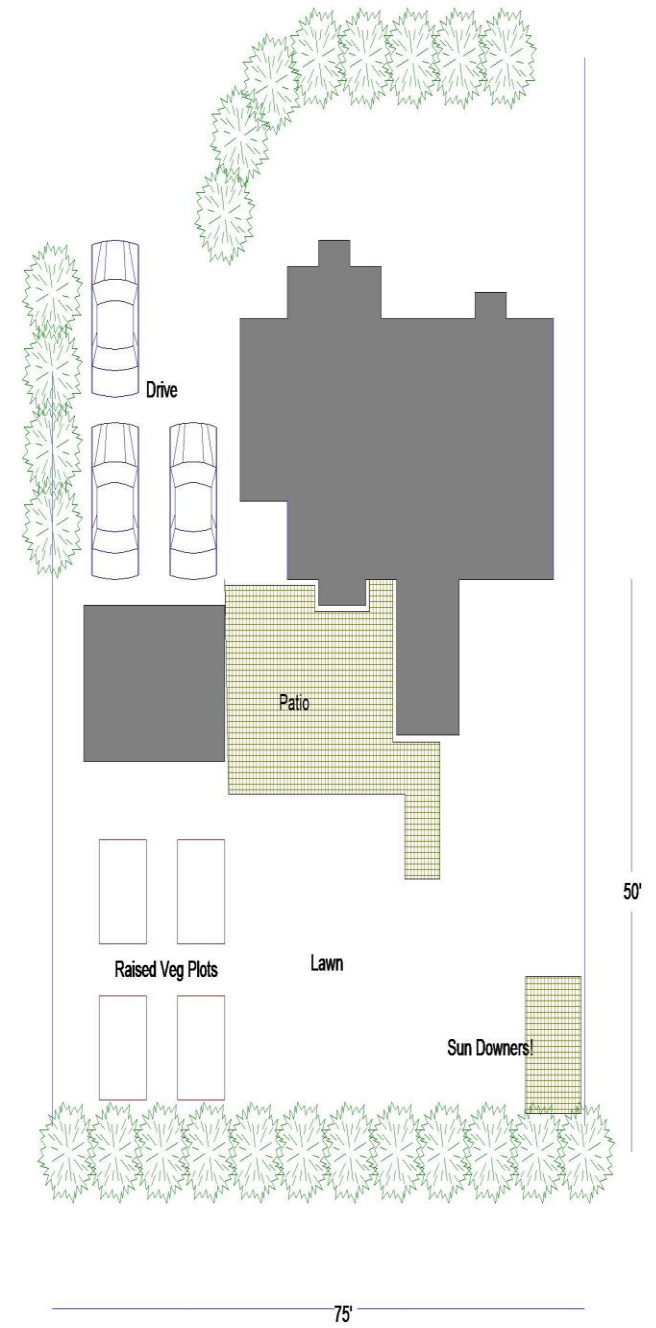
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.





Floor area 2700 sq' approximately.

N.B: Not to scale, for guidance only.





ON THE GROUND FLOOR

CANOPIED ENTRANCE PORCH

RECEPTION HALL

Timber entrance door with glazed panels to sides. Fluted iconic column style archway to spacious hallway with stairs to first floor. Continuous Amtico flooring. Double radiator. Built in storage cupboard and separate cloaks cupboard. Deep understairs cupboard. Double glazed doors to lounge.

CLOAKROOM

Contemporary style, fitted with Villeroy & Boch wall hung W.C with concealed cistern, counter top wash hand basin with integrated motion sensed tap. Marble tiled walls to half height. Wall mirror. Recessed downlighters and window to front. Chromium plated heated towel rail. Amtico flooring.

LOUNGE 14' 10" x 18' 8" (4.52m x 5.69m)

Feature fireplace with marble surround and hearth. Open grate fire. Window to rear enjoying an eastern aspect. Two double radiators. Carpet. Glazed double casement doors leading to:-

CONSERVATORY 16' 0" x 10' 0" (4.87m x 3.05m)

Brick built with UPVC window and double casement doors to the garden. Glass roof with decorative bracing bars. Recessed downlighters. Amtico flooring with underfloor heating.

KITCHEN 22' 0" x 11' 4" (6.70m x 3.45m)

Luxuriously appointed bespoke fitted kitchen with a range of high and low level units having dove grey shaker style door and drawer fronts incorporating curved units. Granite working surfaces and upstands with a glass tiled splashback. Inset

stainless steel one and a half bowl sink with mixer tap. Under cupboard lighting. Integrated AEG combi microwave and steam oven, freestanding Falcon cooker with five ring induction hob and matching Falcon stainless steel extractor hood over. Integrated dishwasher and disposal bins, deep pan drawers and tall larder style storage cupboard with shelving. Central island with further cupboards, granite worktop and pop up electric sockets. Attached solid oak oval shaped breakfast bar. AEG American style fridge freezer with cupboard above. Drinks cooler unit. Open plan to:-

DINING ROOM 15' 8" x 126' 0" (4.77m x 38.38m)

Double casement doors leading onto the garden with windows either side. Amtico flooring. Recessed downlighters.

UTILITY ROOM

Matching units and marble style work surface and matching upstands. Stainless steel sink unit with mixer tap. Plumbing for washing machine and space for tumble dryer. Window to front. Amtico flooring. Glazed door to garden. Consumer unit. Extractor fan. Radiator.

FAMILY ROOM/PLAYROOM 15' 6" x 9' 5" (4.72m x 2.87m)

UPVC glazed door leading to the garden. Window to side. Radiator. Carpet.

STUDY 10' 5" x 7' 10" (3.17m x 2.39m)

Window to front. Radiator. Carpet.

ON THE FIRST FLOOR

LANDING

Window to side - northern aspect. White balustrade. Radiator. Access to roof space which is boarded for storage and also has shelving and a folding loft ladder. Built in airing cupboard with shelving.

PRINCIPAL BEDROOM 13' 10" x 15' 9" (4.21m x 4.80m)

Oriel bay window to front with deep window sill. Built in wardrobes. Radiator. Wall lights. Carpet.

LUXURY EN-SUITE BATHROOM 16' 8" x 9' 4" (5.08m x 2.84m)

Spacious bathroom with oval slipper bath and wall mounted mixer tap. Walk in shower with Axor thermostatically controlled rainforest shower and hand shower, plate glass screen. Wall hung double width Villeroy & Boch sink unit with twin mixer taps and drawers beneath. Wall mounted anti fog mirror and fully tiled walls with matching floor tiles. Wall hung W.C. with concealed cistern. Display niche with recessed lighting. Ceiling lights with motion sensor. Chromium heated towel rail. Two Velux windows with fitted blinds. Underfloor heating and lighting behind the bath for a tranquil, relaxing setting. Built in storage cupboard with shelving.

GUEST BEDROOM 14' 9" x 9' 9" (4.49m x 2.97m)

Window to rear. Built in double wardrobe. Radiator. Carpet. Wall lights.



EN-SUITE SHOWER

Contemporary styled with walk in shower cubicle, thermostatically controlled rainforest shower and hand shower. Ripple effect tiled feature wall, plate glass shower screen. Wall hung wash hand basin with mixer tap and drawers beneath. Wall hung W.C with concealed cistern. Wood effect tiled floor with underfloor heating. Window to side. Recessed downlighters, LED, anti fog wall mounted mirror. Chromium heated towel rail.

BEDROOM 3 13' 0" (plus wardrobes) x 11' 3" (3.96m x 3.43m)

Window to rear overlooking the garden. Built in wardrobes. Radiator. Carpet.

BEDROOM 4 14' 10" x 7' 2" (4.52m x 2.18m)

Window to rear. Built in wardrobe. Radiator. Carpet.

BEDROOM 5 10' 5" x 7' 10" (3.17m x 2.39m)

Oriel bay window to front. Radiator. Carpet.

FAMILY BATHROOM 10' 0" x 7' 5" (3.05m x 2.26m)

Luxuriously appointed four piece white suite comprising panelled bath with LED lighting, mixer tap, display niche with lighting and fully tiled walls. Shower cubicle with thermostatically controlled Rainforest shower and hand shower. Low level LED lighting and extractor fan. Wall hung Villeroy & Boch wash hand basin with mixer tap and drawer beneath. Wall hung W.C with Grohe concealed cistern. Rippled effect feature tiled wall with wall mounted LED anti fog mirror. Under floor heating. Recessed downlighters. Tiled floor. Chromium heated towel rail.

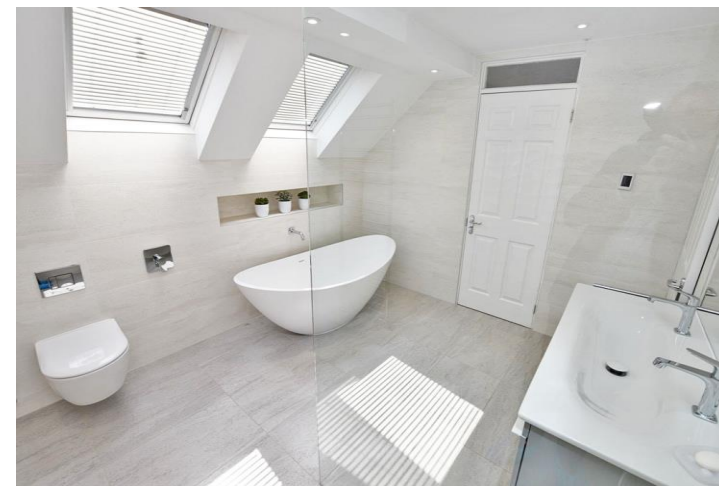
OUTSIDE

To the front of the property is bordered with beech hedging, lawn with pollarded tree and Victorian style street lamp, outside water tap. Double width brick paved driveway providing parking for approximately 4-5 vehicles. Brick built double garage measuring 18'10 x 17'6 with two electric up and over doors, pedestrian door to rear garden. The rafters have been boarded providing additional storage.

The rear garden is a particular feature enjoying an eastern aspect although catching the sun all day. Indian sandstone patio adjacent to the house with radial pattern. Manicured lawn edged with paviours. Established shrub borders with hedging providing a great degree of seclusion. Raised planters with home grown vegetables, with decorative plumb slate edges. Pergola with climbing rose and wisteria. Side access to front. Fully fenced boundaries.

Directions

From our Bearsted Office proceed in a southerly direction into Yeoman Lane, passing the village green on the left hand side. The Orchard will be found first turning on the left. The property will be found at the bottom of the slope, as indicated by our sign board.





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