



**Wrights Cottage Roundwell
Bearsted, Maidstone
ME14 4HN
Offers in Excess of £750,000**

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Unique 16th Century chocolate box cottage



Description

Wonderful opportunity to purchase this unique 16th Century Grade II listed chocolate box cottage, sympathetically extended and refurbished. The present owners have worked tirelessly to create this charming family home. The two storey extension has transformed the original accommodation adding a light and airy kitchen/family room with principal bedroom above. The well proportioned rooms are beamed with oak flooring, featuring an inglenook fireplace. Set amidst a good sized plot with a 150 ft road frontage extending in all to approximately a 1/5th of an acre. Sweeping brick paviour driveway with timber gate and ample parking, large oak framed barn providing space for several vehicles, currently being used as gym and indoor cinema and ample storage. The improvements have been extensive and include a sumptuously fitted kitchen, bathroom, en-suite, wet room, cloakroom with oak flooring, new heating, wiring, plastering and decorated in a most stylish manner.

Location

'Roundwell' so named for its access to spring water is one of the oldest parts of The Village dating back to the 16th Century. Within a 1/4 of a mile of The Village Green, which typifies the Kentish scene with cricket square and village pond, flanked by oast houses with gastro pubs and restaurants. There is also a village library, shops providing for everyday needs and a mainline railway station connected to London on the Victoria line. Educationally the area is well served with the local Roseacre and Thurnham schools catering for infants and juniors. To the east of the village and within a 1/4 of a mile is The Woodlands Trust with its 26 acres of amenity land for all to enjoy. The village also boasts a wide selection of sporting facilities clubs including tennis, bowls, football, cricket and golf. There are also clubs and scouts, brownies and guides. Maidstone town centre is some 2 1/2 miles distant and offers a wider selection of amenities including theatre, county library, multi screen cinema and two further railway stations connected to London. There is a wider selection of schools and colleges for older children in and around the town centre.

Council Tax Band

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VIEWINGS STRICTLY BY APPOINTMENT

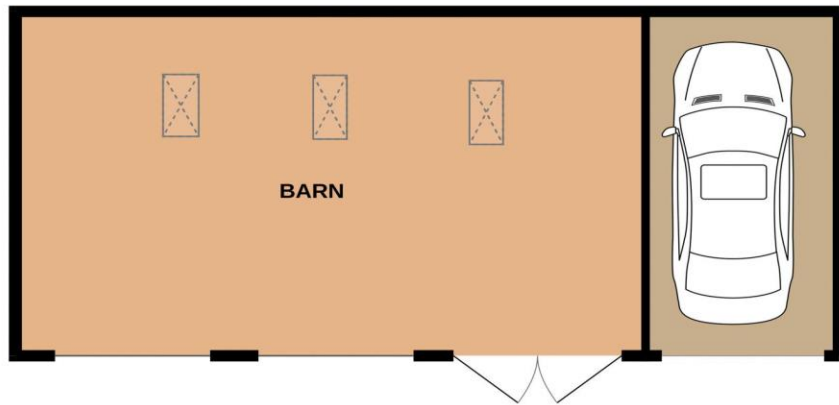
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2115sq.ft. (196.5 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

Oak entrance door with canopy. Outside light approached by steps.

LOUNGE 15' 5" x 14' 9" (4.70m x 4.49m)

Feature inglenook fireplace with exposed brickwork and heavy oak bressummer beam, open grate with fireside log stores. Oak flooring. Heavily beamed ceiling. Window to front. Underfloor heating. Staircase to first floor. Wide access to:

DINING ROOM 15' 7" x 9' 1" (4.75m x 2.77m)

Double aspect windows. Fitted blinds. Two double radiators. Oak flooring. Beamed ceiling. Original brace door.

KITCHEN/BREAKFAST ROOM 23' 7" x 14' 5" (Max) (7.18m x 4.39m)

A stunning light and airy room, sumptuously fitted with a bespoke range of shaker style white high gloss door and drawer fronts, soft close doors and integrated handles. Corian worktops and upstand. Pull out carousel corner units. Central island unit with large deep pan drawers. Range Master cooker with double oven, five burner hob. Stainless steel splashback and chimney style extractor hood above. 1 1/2 bowl acrylic sink with chromium mixer tap. Integrated washer dryer. Space for American style fridge/freezer. Recessed downlighters. Underfloor heating. Triple aspect windows, south east and western outlooks. Double casement doors to sun terrace.

STUDY 9' 9" x 6' 0" (2.97m x 1.83m)

Radiator, window to front.

PLAYROOM 9' 9" x 9' 6" (2.97m x 2.89m)

Window to side, southern aspect, built-in cupboard.

REAR LOBBY

With door to garden.

CLOAKROOM/WET ROOM

White suite with chromium plated fittings comprising: Vanity wash hand basin with mixer tap, drawers under. Rainforest shower head with separate hand shower, thermostatic controls. White low level suite. Recessed downlighters. velux window. Fully tiled walls. Decorative tiled floor. Underfloor heating.

ON THE FIRST FLOOR

LANDING

Heavily beamed. Access to roof space. Light well. Exposed brickwork. Double radiator.

PRINCIPAL BEDROOM 15' 0" x 13' 6" (4.57m x 4.11m)

Plus extensive range built in wardrobes of contemporary design with extensive hanging and shelving space. Triple aspect windows, east, south and western outlooks. Double radiator with decorative cover. oak flooring.

EN-SUITE SHOWER ROOM

White suite with chromium plated fittings, comprising: Glass shower cubicle with sliding doors. Multi jet shower with rainforest shower head with rainforest shower. Vanity style corner wash hand basin with mixer tap and cupboards beneath. Low level W.C. heated chromium plated towel rail. Fully tiled walls. Decorative tiled floor. Velux sky light. Recess down lighters. Extractor fan.

BEDROOM 2 15' 9" x 9' 9" (4.80m x 2.97m)

Double aspect windows. Two radiators. Exposed beam. Built-in storage cupboard. Brace door.

BEDROOM 3 11' 0" x 9' 5" (3.35m x 2.87m)

Radiator. Window to front. Exposed beams. Brace door to:

STORAGE 7' 8" x 5' 5" (2.34m x 1.65m)

Velux window to side. Double radiator.

FAMILY BATHROOM

White contemporary suite with chromium plated fittings comprising: Bato style bath with central mixer tap. Wash hand basin with integrated drawers beneath. Low level W.C. Brick laid ceramic tiled walls. Chromium plated heated towel rail. Exposed beam. Oak flooring. Radiator. Velux window, southern aspect.

OUTSIDE

The cottage stands amidst a good sized plot arranged mainly to the east enjoying a 150 ft road frontage with the plot extending to approximately 1/5th of an acre. There is a sweeping brick paviour driveway with double timber gate providing access to an extensive parking area where a large cart style barn garage is located (32 x 16) Lawned areas adjacent to house with patio inclined to the south. New close boarded fencing provides privacy to the good size garden.



Directions

From our Bearsted office proceed in an easterly direction along The Green adjacent to The Village Green, passing The Oak on The Green public continuing along for approximately a 1/4 of a mile, having passed Sutton Street the property will be found a short distance along on the right as indicated by our signboard.





SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

